

Time Commenced: 17:15
Time Finished: 19:15

CONSERVATION AREA ADVISORY COMMITTEE 6 September 2018

Present: Chris Collison – Co-Optee
Maxwell Craven– Georgian Group
Chris Twomey – Royal Institute of British Architects
David Ling – Derby Civic Society
Ian Goodwin – Derby Civic Society
Joan D'Arcy – Derbyshire Archaeological Society
Paul McLocklin – Chamber of Commerce
Cllr Robin Wood – Elected Member

Officers in Attendance Chloe Oswald – Conservation Team Leader
Sara Claxton – Development Control Team Leader
Jackie Waring – Democratic Services Officer

18/18 Apologies

Apologies were received from John Sharpe, Carole Craven, Cllr Eric Ashburner and Cllr Jack Stanton

19/18 Late Items to be introduced by the Chair

C Collison advised CAAC Members that Government had recently issued a revised National Planning Framework and advised that Chapter 16 may be of interest to CAAC Members

20/18 Declarations of Interest

There were no declarations of interest

21/18 Appointment Of Vice Chair

The Chair expressed, on behalf of the whole Committee, thanks and appreciation of all the work undertaken by Maxwell Craven over the past three years during his time as Chair of CAAC.

The Chair then asked for nominations for Vice Chair. Maxwell Craven proposed Chris Twomey – Ian Goodwin seconded this.

Resolved to appoint Chris Twomey as Vice Chair for the next 3 years.

22/18 Confirmation of the Minutes of the Meeting held on 5 July 2018

The minutes of the meeting held on 5 July 2018 were agreed as an accurate record

23/18 Tall Building Policy – informing work update

CAAC considered a report of the Strategic Director of Communities and Place advising them on the work being done to produce a Tall Building Policy. It was confirmed that there would be an addendum for the City Centre Conservation Area and the Management Plan would be updated in relation to work undertaken on the City Skyline.

CAAC were informed that the brief for the work had been sent out and tenders had been received back. The Conservation Team Leader confirmed she would email the members once it was confirmed who had been awarded the work. The Committee discussed the timescales for the adoption of the guidance.

Resolved to:

- 1. Note the report**
- 2. Note and welcome the ongoing consultation**

24/18 CAAC Items Determined since last agenda

The Committee received an update on previous applications that had been determined since the last report.

Resolved to note the report.

25/18 Applications not being considered following consultation with the Chair

A report of the Strategic Director of Communities and Place, detailing matters not brought before the committee for comment following consultation with the Chair, was considered.

Resolved to note the report.

26/18 Applications to be considered

The committee received a report presented on behalf of the Strategic Director of Communities and Place on the applications requiring consideration by the Committee.

No Conservation Area

Application No. & DER/08/18/01214 - Wilkinsons Yard, Stafford Street, Derby

Location:

Proposal: Erection of a food store (use class A1) with associated vehicular access and car parking

Expiry Date: 10/11/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/08/18/01214>

Resolution

Object

CAAC objected to the design which they felt did not reflect the significance of the site, particularly in terms of appearance/ elevational treatment and materials. CAAC also felt the building would be detrimental to the setting of heritage assets in vicinity particularly the Bonded Warehouse. Archaeological conditions should be included for on site works. The siting of development was in isolation of the rest of the heritage asset, which CAAC felt regrettable. The status of the boundary wall needed clarifying.

CAAC felt it was disappointing that the proposal was of a standard format and didn't take account of historic context. The view from Stafford Street would be poor and tree screening should be considered.

City Centre Conservation Area

Application No. & DER/07/18/01044 - 7 St. James Street, Derby

Location:

Proposal: Retention of the installation of an ATM

Expiry Date:

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/07/18/01044>

Resolution

No Objection to the ATM

City Centre Conservation Area

Application No. & DER/07/18/01045 - 7 St. James Street, Derby

Location:

Proposal: Retention of the installation of an internally illuminated ATM surround and sign

Expiry Date:

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/07/18/01045>

Resolution

Objection to the illuminated surround: on grounds of visual amenity and character of the Conservation Area.

City Centre Conservation Area

Application No. & DER/08/18/01209 - 63 Wardwick, Derby

Location:

Proposal: Change of use from financial and professional services (use class A2) to public house (use class A4)

Expiry Date: 17/10/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/08/18/01209>

Resolution

No Objection

Darley Abbey Conservation Area

Application No. & DER/06/18/00914 - Darleys, Old Lane, Darley Abbey, Derby

Location:

Proposal: Retention of the installation of an outdoor seating area and extraction ducting

Expiry Date: 19/09/2018

Listed Building: GD1

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00914>

Resolution

No Objection

CAAC felt this proposal was an improvement to the previous one. The Committee felt the stainless steel balustrade was prominent and had a modern appearance and glass panels give transparency to the structure. However, it was noted that this was a removable and temporary structure and reads as new intervention to the building. Design acceptable overall.

Darley Abbey Conservation Area

Application No. & DER/06/18/00915 - Darleys, Old Lane, Darley Abbey, Derby

Location:

Proposal: Retention of the installation of an outdoor seating area and extraction ducting

Expiry Date: 19/09/2018

Listed Building: GD1

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00915>

Resolution

No Objection

CAAC felt this proposal was an improvement to the previous one. The Committee felt the stainless steel balustrade was prominent and had a modern appearance and glass panels give transparency to the structure. However, it was noted that this was a removable and temporary structure and reads as new intervention to the building. Design acceptable overall.

Darley Abbey Conservation Area

Application No. & DER/08/18/01228 - East and Middle Mills, Darley Abbey Mills, Darley

Location: Abbey Derby

Proposal: Change of use of ground floor units from light industrial use (Use Class B1c) to offices (Use Class B1a) including the installation of a new window and replacement window and entrance door

Expiry Date: 19/10/2018

Listed Building: GD1

<https://eplanning.derby.gov.uk/online-applications/plan/08/18/01228>

Resolution

No Objection

Darley Abbey Conservation Area

Application No. & DER/08/18/01229 - East and Middle Mills, Darley Abbey Mills, Darley

Location: Abbey Derby

Proposal: Alterations in association with the change of use of the ground floor units to offices (Use Class B1a), to include the addition of toilets, kitchens, glazed screens, new finishes, a new window and replacement windows and entrance door

Expiry Date: 19/10/2018

Listed Building: GD1

<https://eplanning.derby.gov.uk/online-applications/plan/08/18/01229>

Resolution

No Objection

Friar Gate Conservation Area

Application No. & DER/11/15/01451 - Site of 8-14 Agard Street, Derby, DE1 1DZ

Location:

Proposal: Student accommodation block containing 75 bedrooms within 63 units and associated works including demolition of existing buildings on site

Expiry Date: 24/02/2016

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/11/15/01451>

Resolution

Maintain Objection

CAAC welcome the reduction in both the height and scale of the building which they felt was an improvement on previous proposal but still objected on grounds of the negative impact on setting and significance of Pickfords House and character of the Conservation Area by reason of height and scale. The Committee still requested further reduction in height particularly to the rear section nearest to Pickfords House. They felt staggering the height of building was appropriate on Agard Street but not facing Pickfords House, which would impinge on the setting of the building. It was felt that stepping down to five storeys would set a marker for adjacent developments beyond Friar Gate Bridge.

Leylands Estate Conservation Area

Application No. & DER/08/18/01243 - Eborn House, Broadway, Derby

Location:

Proposal: Removing and re-fixing of the handrails to the main entrance steps including removal of a stone strip and the installation of block paving

Expiry Date: 10/10/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/08/18/01243>

Resolution

Object

CAAC felt that an enclosing hoop around the columns was not best approach for fixing a handrail and that there would be potential for damage to be caused to them. The Committee stated they would prefer a post set into the steps.

Nottingham Road Conservation Area

Application No. & DER/08/18/01224 - 121A Nottingham Road, Derby

Location:

Proposal: Change of use from offices to a tattoo studio (sui generis use)

Expiry Date: 19/10/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/08/18/01224>

Resolution

No Objection

Others - not in Conservation Areas

Application No. & DER/06/18/01002 - Part of New Normanton Mills, Stanhope Street,

Location: Derby

Proposal: Demolition of the existing industrial unit. Erection of a three storey mixed use building consisting of four retail units (use class A1). two commercial units (use class D2) and six flats (use class C3)

Expiry Date: 19/09/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/01002>

Resolution

No Objection

Others - not in Conservation Areas

Application No. & DER/07/18/01148 - Land in front of Castle and Falcon PH, East

Location: Street, Derby

Proposal: Installation of a freestanding structure featuring digital display screens on two sides

Expiry Date: 15/10/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/07/18/01148>

Resolution

No Objection

Others - not in Conservation Areas

Application No. & DER/07/18/01150 - Land in front of Castle and Falcon PH, East

Location: Street, Derby

Proposal: Display of two digital LED display screens

Expiry Date: 16/10/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/07/18/01150>

Resolution

No Objection

Strutt's Park Conservation Area

Application No. & DER/07/18/01081 - 93 Belper Road, Derby

Location:

Proposal: Demolition of garage. Erection of a two storey outbuilding (garage/workshop and art studio) and a boundary gate

Expiry Date: 13/09/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/07/18/01081>

Resolution

Objection

CAAC felt the architectural design quality was not sufficient for this setting/ context as well as excessive scale and inappropriate materials which they felt would have a negative impact on the character/ significance of the Conservation Area. CAAC also objected to the unnecessary loss of trees which they felt would make the proposed out building more prominent. The Committee stated they would prefer an innovative design which would respect the area's character. Concerns were raised on the archaeological impact which would be likely on Roman fort and it should be controlled by condition.

Strutt's Park Conservation Area

Application No. & DER/05/18/00814 - St. Helen's House and site of chapel and

Location: classroom, King Street, Derby (including 1 Arthur Street)

Proposal: Change of use of St. Helen's House and Pearson Buildings from learning centre (use class D1) to hotel (use class C1) and internal alterations and extension to form glazed link, erection of front boundary wall, conversion of Headmaster's House to form three dwelling houses, demolition of chapel, temporary classrooms and chemistry laboratory, erection of 46 apartments and 3 dwelling houses, basement car parking, and alterations to Edward Street

access - variation of conditions 1 and 8 of previously approved planning permission Code No's. DER/06/08/00852 and DER/06/08/00853 to amend the approved plans

Expiry Date: 18/09/2018

Listed Building: GD1

<https://eplanning.derby.gov.uk/online-applications/plan/05/18/00814>

Resolution

Objection

CAAC felt the design and proposed external material changes undermined the quality of the development. The Committee felt there was no justification or supporting statement for the changes submitted with the application. They felt the overall set of changes were a retrograde step to the quality of scheme. CAAC felt UPvc windows were not acceptable in a Conservation Area. The Committee felt this design had a negative impact on significance and character of the Conservation Area and setting of listed buildings, particularly in relation to change in materials, additional roof lights, loss of chimneys and addition of dormers. Greater clarity of proportions of windows and dormers was requested.

Strutt's Park Conservation Area

Application No. & DER/07/18/01145 - 46 Otter Street, Derby

Location:

Proposal: Installation of replacement windows to the front elevation

Expiry Date: 21/09/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/07/18/01145>

Resolution

No Objection to the composite material.

Strutt's Park Conservation Area

Application No. & DER/07/18/01035 - 6 Arthur Street, Derby

Location:

Proposal: Change of use from two flats back to one dwelling house (use class C3) including installation of a gate to the front elevation

Expiry Date: 24/09/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/07/18/01035>

Resolution

No Objection - but request Officer to request changing the windows to more appropriate design.

Minutes End