

# ITEM 5

Time commenced – 5.20pm

Time finished – 7.20pm

## **CONSERVATION AREA ADVISORY COMMITTEE 1 November 2007**

Present: Mr M Craven (Victorian Society) (in the Chair)  
Councillors Richards, Willoughby and Wood  
Mr D Armstrong (Co-opted)  
Mr P Billson (Derbys Historic Buildings Trust)  
Mrs J D'arcy (Derbys Archaeological Society)  
Mr Glenn (IHBC East Midlands)  
Mr J James (Chamber of Commerce)  
Mr M Mallender (Co-opted)  
Mr Wyatt (RIBA)

City Council Officers:

Miss Susana Pando (Democratic Services)  
Mr Harry Hopkinson (Regeneration and Community)  
Ms Thompson (Regeneration and Community)  
Mr P Clarke (Regeneration and Community)

### **38/07 Apologies**

Apologies were received from Councillors Care, S Khan and Repton; Ms Consterdine, Mrs Craven and Mr Sharpe.

### **39/07 Late Items Introduced by the Chair**

The Chair introduced one late items:

Code No. DER/10/07/1956 - Internal alterations to church to form climbing Centre at St James' Church, Malcolm Street

The Committee raised no objection subject to further approval of details of the internal works and the repairs.

### **40/07 Declarations of Interest**

Mr J James declared a personal interest in application Code No. DER/10/07/01930 - Alterations to War Memorial (installation of studded bars), Market Place

### **41/07 Minutes of the Previous Meeting**

The minutes of the meeting held on 10 October 2007 were confirmed as a correct record and signed by the Chair.

## 42/07      Report on Applications Determined Since the Last Report

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

## 43/07      Committee Report

The Committee considered a report of the Assistant Director – Development, concerning applications received and resolved to make the following comments:

### **City Centre Conservation Area**

- a)      Code No. DER/08/07/01668 – Erection of fencing and gates at Burdett House, Becket Street

The Committee raised no objection.

- b)      Code Nos. DER/09/07/01844 & DER/09/07/01845 - Erection of Smoking Shelter to rear of Public House at 16 Sadler Gate (The Blue Dog Public House)

The Committee raised no objection.

- c)      Code No. DER/10/07/01930 - Alterations to War Memorial (installation of studded bars), Market Place

The Committee raised no objection.

### **Darley Abbey Conservation Area**

- d)      Code Nos. DER/10/07/01852 & DER/10/07/01853 Peter Pan Club, Mile Ash Lane, Darley Abbey – Demolition and replacement of boundary wall

The Committee raised no objection.

### **Friar Gate Conservation Area**

- e)      Code No. DER/10/07/01954 & DER/10/07/01955- Extension to Club (Shelter) at 6 Friar Gate (Derby Carlton Club)

The Committee raised no objection.

### **Little Chester Conservation Area**

- f) Code No. DER/09/07/01842 – Alterations to dwelling house (insertion of roof window at rear at 24 St. Paul's Road, Derby.

The Committee raised no objection.

- g) Code Nos. DER/09/07/01822 & DER/10/07/01948 Bin store, adjacent to Derwent House, Old Chester Road - Demolition of pillar, roof structure, rear and side walls and rebuilding of side and rear walls

The Committee raised no objection subject to the use of a matching traditional brickbond and the retention or rebuilding of the adjacent section of wall adjacent to the access.

### **Mickleover Conservation Area**

- h) Code No. DER/ 05/07/00987 - Extension to dwelling house (conservatory) at 24 Mickleover Manor

The Committee raised no objection.

### **Strutts Park Conservation Area**

- i) Code No. 09/07/01580 – Conversion of Nos. 10-14 and rebuilding of No. 16 St Helen's Street to form 17 apartments, 10-16 St Helen's Street

The Committee raised no objection.

- j) Code No. DER/09/07/01560 – Erection of 182 apartments on site of 4 Orchard Street, adjacent land between 16 and St Helen's Court, St Helen's Street

The Committee raised no objection.

### **Others**

- k) Code No. DER/06/07/01256 – Conversion of first floor (in part), second and third floors to residential use and part 3 storey extension to roof to form 72 apartments and alterations to elevations and basement at Abbots Hill Chambers, Gower Street and 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors 34-58 Babington Lane

The Committee raised no objection.

- l) Code No. 09/07/01793 – Erection of hotel, 89 apartments, casino, restaurant/bar (Use Class A3) and car parking, Site of former BMW car showroom, King Street

The Committee objected and recommend refusal on the grounds that the proposed development, by virtue of its excessive height, scale and mass, would challenge the integrity of the historic skyline of the city centre to the serious detriment of the settings of the City Centre Conservation Area, the Strutts Park Conservation Area, the grade II\* St Mary's Church, the grade I listed St Helen's House and other nearby listed buildings and furthermore would materially affect the setting of the Derwent Valley Mills World Heritage Site. It was further considered that the proposal would be over-intensive development of the site and was of a poor quality design, not befitting for this prominent city centre site.

- m) Code Nos.DER/10/07/01980 & DER/10/07/01981Former Police Station and Magistrates Court, Full Street Former Magistrates Court, Full Street

The Committee objected and recommend refusal on the grounds that the proposed new-build development, by virtue of its excessive height and mass, would have a seriously detrimental affect on the setting of the adjacent grade II Magistrates Court, the nearby Silk Mill and the grade I listed All Saints Cathedral Church and furthermore would materially affect the setting of the Derwent Valley Mills World Heritage Site and the City Centre Conservation Area. It was considered that particularly important views of both the Cathedral and the Silk Mill within the World Heritage Site and also the views from the east bank of the Derwent would be seriously impaired by the proposal. Notwithstanding the over-riding objection to the height, scale and mass of the new-build development, the Committee considered that the proposal was otherwise of design quality. The Committee welcomed the proposals for the conversion and reuse of the former Magistrates Court subject to satisfactory detailing of the conversion works.

The Chair of the next ensuing meeting  
at which these minutes were signed