

4th October, 2019

Dear Tracy,

Planning Application 5/2019/2001

In response to planning application 5/2019/2001 the Society has the following comment which we would like quoted verbatim in the officer's report to committee:

St Albans Civic Society OBJECTS to this application.

Although supportive in principle to the mixed development of this site our objection is to the *appearance* of the current proposal.

In short we do not see in this application the "listed buildings of the future" sought in the CCOS Development Brief / Supplementary Planning Document July 2012. Indeed what we do see is a lost opportunity to create "a landmark building as a key gateway feature" at the Victoria Street / Bricket Road corner envisaged in the CCOS Development Brief / Supplementary Planning Document July 2012.

We therefore recommend refusal on the grounds that further improvements to design, materials and their detailing are essential in order to ensure that this major landmark development in the conservation area is both locally distinctive and delivers the highest quality design required by CCOS SPD section 6.1, draft Local Plan policies SLP4 and DLP5, Policy 69 of the current District Plan, and Part 12 of the NPPF.

Yours sincerely,

Tim

Professor Tim Boatswain
Chairman