

St Albans Civic Society Planning Group Report 19 November 2024

5/2024/1691

Demolition of existing garage and construction of two dwellings with associated landscaping and parking, new bin and cycle stores, alterations to existing crossover at land rear of 235 & 237 Sandpit Lane, St Albans

We object to this application. The proposed development is out of character with the area and contrary to Policy 69 of the Local Plan. It is back yard development and represents over development. Additionally there appear to be boundary issues.

5/2024/1522

Variation of Condition 2 (approved plans) to allow a reduced footprint, removal of basement level and minor amendments to window opening with additional windows and photovoltaic panels for planning permission 5/2021/3465 dated 14/06/22 for construction of one replacement dwelling with garage following demolition of existing bungalow, associated landscaping works and parking at 1 Mount Pleasant, St Albans

We continue our objection to these proposed alterations. Whilst the reduction in size is to be welcomed the proposed changes to fenestration are significant and will impact on neighbours in both Old Garden Court and Welclose Street, increase their sense of being overlooked and have their privacy invaded, a real loss of amenity. There will also be an adverse impact on the character of the Conservation Area.

We accept that changes may become desirable as building work develops but these must be subject to prior planning application and changes should not be made (as has happened in this case) before any approval is obtained

5/2024/1701

Demolition of 20th century extensions and construction of part two storey, part single storey rear extension with internal alterations at 163 Verulam Road, St Albans

We object to this application. A previous application 5/2023/0282/0281 was refused and a subsequent application (5/2023/2207) was withdrawn

Our grounds for objecting remain the same, namely:

- It is out of scale with the original building
- The size and form will result in over development
- There would be an adverse effect on the setting of the listed building
- There would be an overbearing impact on the adjacent properties with which this building forms a group. This would be harmful to the character and appearance of the Conservation Area with no perceivable public benefits that could outweigh the harm caused

5/2024/0767

Land Fronting And To South West Of St Albans Cathedral Romeland St Albans Hertfordshire. Erection of temporary structures in association with graduation ceremonies

Our position remains the same as in our earlier objection .

We are very supportive of the use of the Cathedral for graduation ceremonies but we object to this application because of the narrow area of access through Romeland and the Abbey Gatehouse for the large articulated lorries needed to set up the sizeable temporary buildings for the event. Past experience has demonstrated considerable difficulty in terms of access and, in addition to the damage to green spaces, there has already been damage to the Abbey Gateway which is a nationally listed Grade I building. There is a risk to the fabric of Romeland as well as significant disruption to traffic and parking as well as noise and safety concerns for both residents and the pupils of the neighbouring school. The large temporary buildings have a negative impact on the views of the Cathedral for a large part of the summer, especially during the construction and removal stage and the duration and the scale of the operation gives the area the feel and atmosphere of a building site rather than a valued place to visit and worship. We urge that consideration is given to a more modest set up that would avoid the need for large articulated lorries and lessen the risks and negative impacts.

It is notable that the graduation ceremonies in September were carried out successfully in the Cathedral, with the supporting arrangements being carried out elsewhere and this provides clear evidence that it is possible to retain the use of the Cathedral for all graduation ceremonies without endangering the fabric of the surroundings.