

## PAG Report 7 July 2025

6 applications reviewed and one objection

### **5/2025/0722**

*Demolition of existing buildings and erection of a part one, four and five storey building comprising 2 retail units (use Class E) and 14 residential dwellings (use Class C3) above with associated landscaping and alterations at 63-65 St Peters Street*

We object to this application. We do not object to the redevelopment of this site we do strongly object to the proposal for five storeys.

The Draft Local Plan continues the commitment to ensure that development within the Conservation Area should preserve features and characteristics which contribute to its special features including local height and reinforces continuing commitment to the Building Height Control Area.

We recognise that there are a small number of applications for a fifth storey that have been approved but there is a danger of damage to the historic skyline if the tendency to increase the height of buildings in the City Centre continues.

### **5/2024/1915**

*Land South West Of and Including 39 Chiswell Green Lane St Albans Hertfordshire  
Submission of Reserved Matters (details of appearance, landscaping, layout and scale) in respect of the erection of 191 dwellings and associated car parking and infrastructure following outline planning permission 5/2022/0927 dated 22/03/2024, allowed on appeal*

We object to this application.

Like many applications for medium and large scale developments submitted for planning approval this application is depressingly ordinary. Stripped to its basics it is a layout of roads designed to maximise the number of houses that can be built. The housing designs submitted are not distinguished and versions can be seen the length and breadth of the country. There is no intent to deliver an environment which is aesthetically satisfying. The missing element in this and most other applications of this scale is any appreciation or even understanding of the concept of townscape.

What is being offered to the city is a scheme that is everywhere and boring. Where is the interest here? Where is the subtlety of design to stimulate a sense of community? Where is the opportunity for people to engage meaningfully with neighbours? This is a scheme which divides people from each other, people will move from their houses to their cars and from their cars to their houses. The planning process is the guardian of design standards.



If this application is approved, it will demonstrate that planning officers have no regard for design quality as a criterion for gaining planning approval. This application must be refused and the applicant told that the scheme is materially deficient as a design for 21st century living. The applicant should examine the best in modern design. This proposal is an insult to a city with 2000 years of urban heritage.

Twenty first century St Albans should not look like everywhere else. The city and its people need to be treated with the respect they deserve, this application insults them.