



PAG Report 17 November 2025

5/2025/1530

Construction of 1 4/5 storey building plus basement with Class E(retail) at basement and ground floor levels and 24 flats on the upper floors at 67 St Peters St.

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.

To note: This application is the follow on from application 5/2025/0639 which tried to add the additional storey as a minor amendment to the approved plan and was refused on the basis that it wasn't a minor change.

It is also pleasing to note that application 5/2025/0722 in respect of 63-65 St Peters St, also for five stories (with objection in PAG report 7/7/25) was refused on 13/11.