

Barker Parry Town Planning Ltd  
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I also attach, for convenience, an extract from Inspector Mumford's decision wherein he considers the matter of landscaping. Whilst we would emphasise that this scheme was **different** from the current one, he considered that "in overall terms the landscaping to be provided would secure an improvement over the appearance of the existing building". He also recognised that the details of species, materials, maintenance etc could all be covered by conditions.

During the Inquiry recess we commissioned an illustrative landscape plan showing how the space around that proposal could be treated. I enclose two copies of the plan which shows details of suggested hard and soft landscaping for both the ground level garden and the car park lid upon which the residential accommodation sat.

Mr Webster kindly forwarded the internal memo from your Landscape Officer, Ms Johnson, and we note that she has no objection to the proposed development. In this regard, during the process of recent applications and appeals, landscaping has been an issue and on the first residential schemes, which were considered at the Public Inquiry in 2005, both the quality and quantity of landscaping was criticised by your Council.

I refer to the above applications which I understand are to be reported to committee on Monday, the 9<sup>th</sup> June, with a recommendation for approval. We have already inspected consultation responses and these do not give rise to anything which requires additional comment and we look forward to seeing the Committee Report next week.

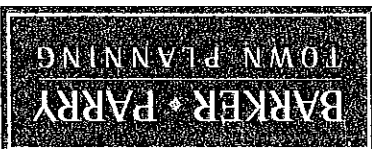
**1990  
Town & Country Planning Act 1990 & Listed Buildings & Conservation Area Act  
Proposed Residential Re-development of the Former Odeon Cinema at 166 London  
Road, St Albans ~ LA Refs: 5/08/0694 - 0695/CA**

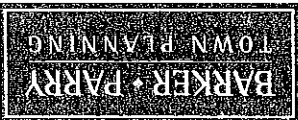
Dear Sir/Madam

Planning Dept  
St Albans City & District  
Council Offices  
Civic Centre  
St Peters Street  
St Albans  
Herts  
AL1 3JE  
**FAO: Mr Tom Webster**

30 May 2008

Our Ref: SJB/wpf/04093\_99





On the 2006-2007 proposal the Landscape Partnership was retained to provide an illustrative landscape plan and I enclose two copies of same (A3). The ground level garden adjacent to the house in Lower Paxton Road was similar to before but the different footprint of the residential accommodation upon the car park lid resulted in a different shape of raised garden; but the principles were the same and a similar specification for both plants and hard landscaping was specified.

I note from the Officer's Report which recommended that proposal for approval that the matter of landscaping did not feature in the commentary but six of the recommended conditions were concerned with hard and soft landscaping and a management plan.

Mindful of this history and the resolution of previous concerns about the landscaping likely to be achieved, the present application does not include an illustrative landscaping plan. The drawings do, however, show the external open space within the development and show indicatively how they could be treated.

The principles are the same as before. The lower (ground) level garden remains and there is a sizeable area of the car park lid exposed and available for landscaping. Unlike the previous schemes which had 'wedges' of landscaping penetrating the building blocks the current proposal has a regularly shaped swathe of space right across the back of the proposed building. This is most clearly seen on application drawings 1329/03E (in section) and /04 in plan form.

This area is almost 40m wide and 7.5m deep. It is south facing and would have an open aspect and is suitable for a wide variety of hard and soft landscaping which may be picked from the palette of materials and plants already selected as suitable for this site by the Landscape Partnership on the earlier proposals.

I trust, therefore, that you are satisfied that we have demonstrated that the amenity areas at the proposed scheme can be landscaped in a fashion to not only enhance the proposal but the area as a whole and, in particular, the streetscene in Lower Paxton Road. The applicants would, again, expect the imposition of appropriately worded conditions to achieve this end.

Yours faithfully

**Steven Barker**

email: [steven@barkerparry.co.uk](mailto:steven@barkerparry.co.uk)

Encs Drawings and Extract

Copy to: Watstown Ltd  
M Britta



Our Ref: SJB/wpf/04093\_97

Planning Dept  
St Albans City & District  
Council Offices  
Civic Centre  
St Peters Street  
St Albans  
Herts  
AL1 3JE  
**FAO: Mr Tom Webster**

8 May 2008

Dear Sirs

**Town & Country Planning Act 1990 & Listed Buildings & Conservation Area Act 1990  
Proposed Residential Re-development of the Former Odeon Cinema at 166 London  
Road, St Albans ~ LA Refs: 5/08/0694 - 0695/CA**

Further to my recent e-mail to Mr Webster, please find enclosed an executed S106 Unilateral Obligation relating to the above planning application and incorporating all the funding required by your Council. It follows the format of the document prepared in respect of the 2006-2007 application and appeal and I trust this is satisfactory, but if not then please let me know.

A further copy has been sent to Mr Davies at the County Council.

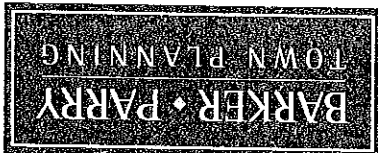
Yours faithfully

Steven Barker  
**BARKER PARRY TOWN PLANNING LTD**  
Email: [steven@barkerparry.co.uk](mailto:steven@barkerparry.co.uk)

Encs

Copy to: Wattsdown Ltd  
Mr R Davies, HCC

Barker Parry Town Planning Ltd  
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file copy

Head of Planning  
St Albans City & District  
Council Offices  
Civic Centre  
St Peters Street  
St Albans  
Herts  
AL1 3JE  
**FAO: MR G COOPER**

Our Ref: SJB/wpf/04093\_93

14 March 2008

Dear Sirs

**Town & Country Planning Act 1990 & Listed Buildings & Conservation Area Act 1990  
Proposed Residential Re-development of the Former Odeon Cinema at 166 London  
Road, St Albans**

Please find enclosed completed forms in respect of a full planning application and Conservation Area Consent seeking approval for the demolition of the former cinema and its replacement with flatbed residential accommodation. This comprises the requisite number of forms, Certificate A, 9 sets of plans (common to both applications), 6 copies of a Design and Access Statement and a planning application fee of £3,710.

The submission follows five months of negotiations and consultation between ourselves and your colleagues (Ms Burroughs, Mrs West and latterly Mr Cooper) as well as Mr Munt at English Heritage. I attended our first joint meeting in October last, since when the project architect, Matt Briffa, has been making informal contact, and the feedback has been generally positive and nothing has indicated that the overall format of the revised proposal is lacking. You will appreciate that the applicants are keen to progress matters but I am sure that any minor 'tweaks' will be possible during the 13-week determination period.

The application is, of course, the latest in a series; the last three of which were tested at appeal. The appeal decisions are important material considerations and this submission specifically addresses the failure of the 2006-07 scheme which was rejected by your Council and the Inspectorate owing to a lack of coherence in its design. A detailed Design & Access Statement compiled by ourselves and Mr Briffa is attached along with an Appendix and I think that it succinctly sets out the history of the site and the thinking behind the current proposal. Should any aspect require clarification then please do not hesitate to get in touch with either me or Matt Briffa.

You will recall that in respect of the last proposal the applicants accepted the requirement for developer funding for various District and County provision and a signed Unilateral Obligation was prepared in readiness for the Hearing. Wattsdown Ltd is preparing a revised

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Copy to: Wattsdown Ltd  
Britta Phillips  
English Heritage - Mr M Munt

Encs Planning Forms x 6  
CAG Forms x 3  
Plans x 10  
Design and Access Statement x 6  
Cheque £3,710

Steven Barker  
**BARKEP PARRY TOWN PLANNING LTD**  
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Yours faithfully

Agreement, incorporating current requirements and tariffs, and this will be made available to you in draft form shortly.

