

Planning Department  
Attn. Sophie Middleton  
St Albans City & District Council  
District Council Offices  
St Peter's Street  
AL1 3JE

9 July 2018

**Reference 5/2018/1405: 13 Bowes Lyon Mews, St Albans, AL3 4PF**

We have grave concerns about one aspect of this application, namely proposed conversion of the built-in garage to a living space and the associated change in the front elevation.

The site is at the end of a terrace of 13 houses designed as a uniform edifice (Nos 1-4 are slightly set back). The terrace is not listed, but surrounding buildings, including the more recently redeveloped Old Meeting House that forms the northern end of the mews, are all Grade II. These houses are thus part of a coherent modern development in a highly sensitive part of the Conservation Area. Any disruption of the visible elevations is undesirable, whether visible from the public road or not.

A particular concern is that granting this conversion would set a precedent that would be impossible to resist. If all identical properties in the terrace were to be so converted, garage space for 13 vehicles would be lost. The private off-road parking area in Bowes Lyon Mews could not absorb this – even now there is little room for visitors and service vehicles – and there is no entitlement to street parking in the already overcrowded Zone B. We note that a further intention is to convert the utility room into a fourth bedroom, accommodating a larger family and possibly the need for an extra vehicle.

We suspect that if conversion of the garage were the sole proposal in the application it would have to be refused, and we therefore urge you to negotiate its removal from the application.

Yours faithfully  
Robert Pankhurst  
Secretary, Abbey Precincts Residents Association  
13 College Street  
AL3 4PW