DELEGATED FILE NOTE

CASE OFFICER: …Sam Dicocco……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01110/FP	Internal alterations to facilitate conversion of 3no. existing first and second floor residential units to create 3 x 1 bedroom first floor flats and 1 x 2 bedroom second floor flat (as amended by plans received 19/10/2018).	Flats 8A 8B And 8C Upper King Street Royston Hertfordshire SG8 9AZ

Submitted Plan Nos
12981-S001; 12981-P003 Rev A

1.0 Policies

LP8	Development in Towns
LP26	Housing Proposals
LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN11	Making effective use of land
SECN5	Delivering sufficient supply of homes
SPDVP	Vehicle Parking at New Development
XD1	Sustainable Design
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets
XT2	Parking

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 Waste and Recycling – No objection subject to condition

3.2 Conservation Officer – No objection following amendments

3.3 Royston Town Council – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the settlement of Royston, a Conservation Area, an Archaeological Area, a Shopping Area and a Town Centre Area. The site contains a part two storey, part three storey Grade II Listed Building listed as 13 High Street, Royston. The list entry is described as follows –

"Late C18, top floor added late C19. Red and grey brickwork, tiled roof. 3 storeys, 1st floor central bow window. Included for group value."

4.2 **Proposal**

4.2.1 The application seeks planning permission for the conversion of the parts of the first and second floor of the building from three dwellings into four dwellings. The buildings first and second floor currently contain two two bedroom dwellings, and one one bedroom dwelling. The proposed layout, as amended, would host three one bedroom dwellings, and retain one two bedroom dwelling. No external alterations are proposed, and as such, the application seeks planning permission for the material intensification of the residential use of the building only.

4.3 **Key Issues**

Principle

4.3.1 The site is located in a highly sustainable location, in the town centre of the settlement of Royston, a town for which the majority of the districts development needs is targeted. As a result, there are no in principle objections to the creation of an additional residential unit in this location, subject to compliance with other material planning considerations.

Design

4.3.2 The additional unit would have no impact on the character or environment of the area. The floor space within the units has been measured where the size of the units is proposed to be altered. The resultant floor space is considered sufficient to meet the reasonable requirements of future occupiers. In coming to this conclusion, regard has been had to the "Technical housing standards – nationally described space standard". The bedroom and internal floor space sizes of the new one bedroom dwellings is sufficient to meet the standards for a one bedroom single storey dwelling for a single occupier. There is no way in planning terms to secure the occupancy of the units for a

single person, however, an informative may inform potential purchasers of the results of this assessment.

4.3.3 No difference is proposed in terms of provision of play and amenity space for the existing and proposed dwellings. The site is centrally located within Royston, and it is considered that there is sufficient open space in the vicinity for the occupier of the new unit to enjoy. It is not considered that the proposed new unit would have a material impact on noise disturbance to future occupiers.

Parking and transport

4.3.4 No response has been received from Hertfordshire County Council as Local Highways Authority. Notwithstanding this, it is considered that the proposed development, with the creation of a single additional unit, would not result in severe road network impacts required for refusal on highways grounds in paragraph 109 of the National Planning Policy Framework.

4.3.5 No parking provision is to be provided for the additional dwelling, nor is there any provision for the existing dwellings. The site is located in a highly sustainable location, with access to alternative transport options. No on-site cycle parking provision is to be provided, nor is any on-site cycle provision currently provided. On balance, it is considered that car free development of this limited nature is agreeable in this sites sustainable context. The lack of cycle store provision is regrettable, however, alternative transport options such as train and bus in such close proximity off-set this lack of provision. Overall, it is not considered that the lack of parking provision would cause severe highways impact, nor would it create significant parking displacement which would harm the living conditions of adjoining occupiers or harm the character of the sites surroundings.

Conservation

4.3.6 It is noted that the proposed additional unit necessitates internal alterations which has potential to impact the architectural and historic significance of the Grade II Listed Building. The impact of the internal alterations required for the proposed change of use has been considered in depth in the sister Listed Building Consent application referenced 18/01111/LBC and are considered acceptable.

Any other matters

4.3.7 A condition has been requested from the Waste and Recycling officer in regards to on-site storage facilities for waste. Having reviewed the condition and reasons for the condition, and discussed the condition with the agent, it is clear that there is no space for on-site bin storage. As it is clear that on-site bin storage cannot be achieved, it is not considered that the pre-commencement condition is necessary.

4.4 **Conclusion**

4.4.1 The proposed development would be of good quality sustainable design which would comply with the policy provisions of the Local Development Framework.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

1. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 October 2018	