



FAO:
Planning Department,
North Hertfordshire Council

Ref: 24/02866/FP
Date: 14/02/2025

BUILT HERITAGE ADVICE

Dear Sir / Madam,

RE: 2 Baldock Street, Royston, Hertfordshire, SG8 5AY

The application is for a single storey rear extension following removal of raised timber decking area.

The application site is The Jolly Postie Public House, located within the Royston Conservation Area. The building is a positive contributor to the Conservation Area and has been identified as a non-designated heritage asset through its inclusion on the local authority's list of Locally Important Heritage Assets for Royston. Built in the 1930s as a Post Office, the building has a hipped roof and symmetrical façade to Baldock Street which has classical proportions, featuring arched windows at ground floor level. The central entrance door has a fanlight above which matches the flanking windows either side. To the rear, a large flat roof extension has been constructed which features windows to the side elevation, overlooking the small square at the junction of King Street and the High Street.

The proposed extension is acceptable in principle, however I have concerns regarding the design and form of the addition which could be enhanced to better respond to the existing rear flat roof extension and the overall form of the dwelling. Simple changes to the fenestration, to replicate the proportions of the glazing on the existing extension (lengthening the windows and door on the east elevation), and omission of the lantern are recommended.

As submitted, the proposals are considered harmful to the significance of the Conservation Area due to the quality of the design proposed, which will detract from the architectural interest of the building and the wider area. This should be considered against section 215 of the NPPF and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The harm will be 'less than substantial', at the lower end.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Kind regards,

Laura Johnson BA (Hons) MSc
Senior Built Heritage Consultant
Place Services
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Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter

Yours sincerely,

Laura Johnson
Senior Built Heritage Consultant
Historic Environment Team
Place Services

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