

Mr Tom Rea,
Planning Control.
North Herts District Council,
Gernon Road,
Letchworth.

14th February 2025

Dear Tom,

Emergency sewer connection George Lane, Royston.

Thank you for your (and Simon Curling's) advice regarding the above external sewer connection pipe located to the flank wall of 40 - 42, High Street, Royston and located above George Lane a pedestrian link between Market Hill and High Street.

The applicants (Hanson Services Ltd) are landlords of 40 - 42 High Street and they received an urgent call from the leaseholders of one of the ground floor shops (Kooky Nomad Cafe) on Sunday 22nd October 2023 telling them that sewerage was overflowing from the ground floor toilets onto the shop floor. Investigation discovered that the historic Cast Iron sewer pipe above the café and Scrivens opticians leading into George Lane had collapsed where it drops below floor level between the inside wall line and the existing sewer in George Lane most likely where the pipe feeds through the foundations under the building.

As an emergency as the shop and flats above were affected Hanson's team made a new connection to the soil pipe at floor level took it through the wall and reconnected it to a connection point further down George Lane. Had they not dealt with this issue so quickly it is more than likely that sewerage could have flowed from the shop out onto High Street and George Lane which would not have been very good and may have resulted in them being in trouble. Kooky Nomad had to be closed for a few days for a clean up operation and had the owners not acted quickly the occupiers of the flats above would have needed to be placed in temporary accommodation as the sewer could not be used.

It is noted that there are other existing historic down pipes on the external flank of this building and on inspection they are common along the high street located above and within highway land so it is not an uncommon sight

If it is decided to support that application for retention it could be painted a different colour to make it less obtrusive.

George Lane is a pedestrian only section where the pipe is located with a bollard at the High Street End resulting in no vehicles being likely to damage the pipe.

If its not supported I assume it's a major issue breaking up George Lane which I assume will be down to Anglia Water as it is a public sewer .

Thank again for your advice


Mike Easton