

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/03190/FP & 25/03191/LBC
CASE OFFICER:	HT
APPLICATION SITE:	42-44 Kneesworth Street, Royston, Hertfordshire SG8 5AQ
DESCRIPTION OF WORKS:	Conversion and change of use of dwelling (Use Class C3) to provide additional care accommodation (Use Class C2) including alterations to existing fenestration, installation of security access and gate and formation of additional parking, following demolition of existing detached outbuilding. Internal alterations to facilitate conversion and change of use of dwelling (Use Class C3) to provide additional care accommodation (Use Class C2) and alterations to existing fenestration.

RECOMMENDATION:

Await feedback regarding 'Details' drawing. Otherwise, I raise **NO OBJECTION** on the basis that the proposal would satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FP only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on no. 44 Kneesworth Street.

The proposal will not harm the listed building's special character or harm the character or appearance of the Royston Conservation Area.

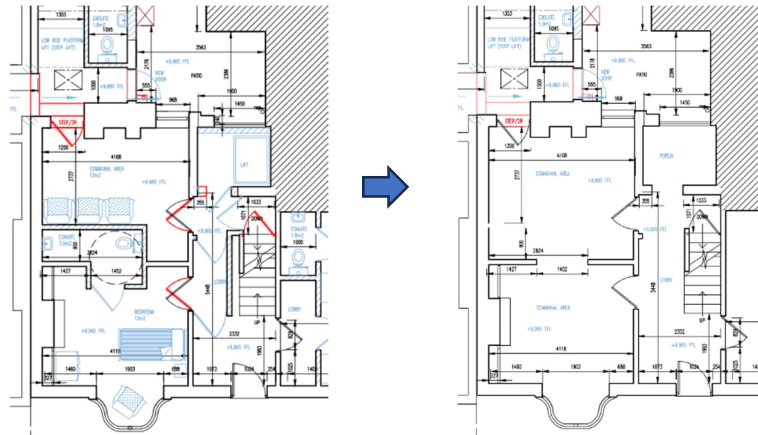
DETAILED ANALYSIS AND CONSIDERATIONS:

I previously commented on 10 March 2026 raising an objection to the scheme. I note that on 21 April 2026 an amended scheme was submitted including:

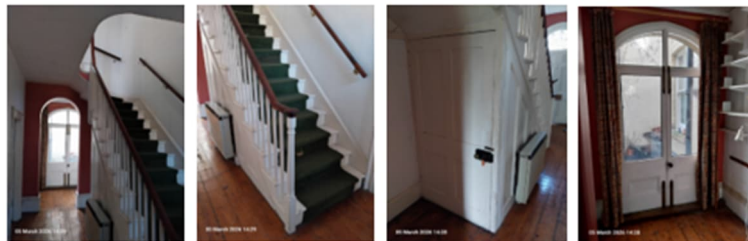
- *Drawing no.102A_P1_Proposals_42-44 Kneesworth St_Royston-A1_PLANS-GF-102A*
- *Drawing no.103A_P1_Proposals_42-44 Kneesworth St_Royston-A1_PLANS-FF-103A*
- *Drawing no.104A_P1_Proposals_42-44 Kneesworth St_Royston-A1_ELEVATIONS-SECTIONS-104A*
- *Drawing no.105A_P1_Proposals_42-44 Kneesworth St_Royston-A1_INTERNAL-SECTIONS-105A*
- *Drawing no.202A_P1_Proposals_42-44 Kneesworth St_Royston-A1_DETAILS-202A*

Drawing no.102A_P1_Proposals_42-44 Kneesworth St_Royston-A1_PLANS-GF-102A

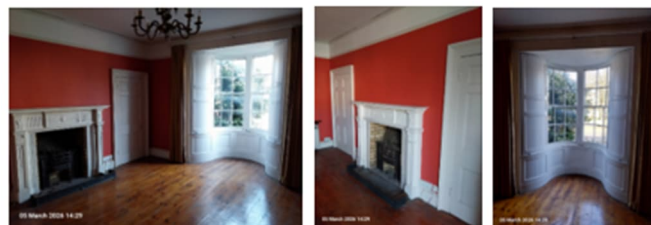
This is a much better scheme with several proposed partitions omitted and the area for a communal area increased at the cost of a ground floor bedroom.



The architectural and historic interest of the staircase, entrance hall and rear access will be maintained in full view.

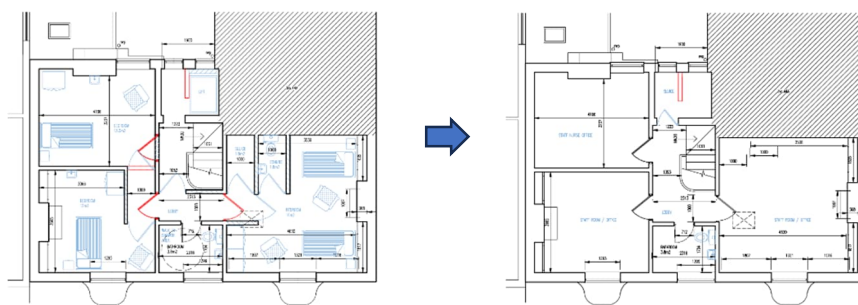


Furthermore, both front rooms featuring wide oak/elm boards, deep 'cornice' band formed by a narrow-moulded cornice and lower rail and two hob grates (circa 1820/30) will be preserved. As stated previously, the bay windows to these rooms would not be affected. Omitting partitions to both rooms will maintain their special character and harm is avoided.



Drawing no.103A_P1_Proposals_42-44 Kneesworth St_Royston-A1_PLANS-FF-103A

Once again this is considered a better scheme as all bedrooms are omitted at this level reducing the need for alteration and 2no. Staff Room/Offices together with a Staff Nurse Office are introduced.



Drawing no.104A_P1_Proposals_42-44 Kneesworth St_Royston-A1_ELEVATIONS-SECTIONS-104A

The changes are subtle to this elevation and are considered acceptable.



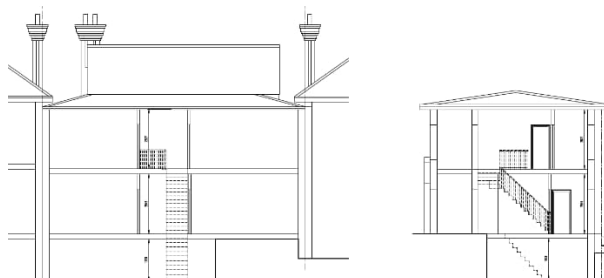
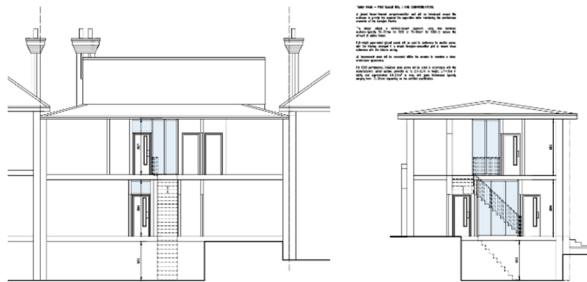
PROPOSED WEST ELEVATION- 1:100



PROPOSED WEST ELEVATION- 1:100

Drawing no.105A_P1_Proposals_42-44 Kneesworth St_Royston-A1_INTERNAL-SECTIONS-105A

The fire compartmentation to the staircase is now omitted including modern fire doors and glazed screens. This 'light touch' approach will maintain the special character and significance of this historic interior. Just need clarification regarding any fire protection measures i.e. Envirograph type treatments for instance to existing internal doors.



Drawing no.202A_P1 Proposals_42-44 Kneesworth St_Royston-A1_DETAILS-202A

I have three queries regarding this drawing:

1. To which rooms are the internal ceiling/alterations to be applied, particularly considering the relatively high aesthetic value of the two front ground floor rooms?
2. Considering the lack of internal wall partitioning to which rooms/walls is this intended to be applied?
3. To which rooms/walls is the internal wall liner system to be applied?

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) (LBC only), 66(1) (FP only) & 72(1) (both)

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

CONCLUSION:

Await feedback regarding 'Details' drawing, otherwise, previous harms identified have now been addressed leading to a more sympathetic approach that will maintain the listed building's interior character and will not harm significance. Having said that I still maintain the view that an optimum viable use for no.44 would be to retain this in C3 use (dwellinghouse). Having said that, I find the proposal as amended, **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 12/05/2026