DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01155/FP	Erection of single storey detached reception building	Johnson Matthey Plc Orchard Road Royston Hertfordshire SG8 5HE

Submitted Plan Nos

3129-001 3129-002 3129-003 3129-004 3129-010 3129-011 3129-012 3129-013

1.0 Policies

LP36 Employment Provision

SECT1	Building a Strong, Competitive Economy
XETC2	Employment Development outside Emp Areas

2.0 **Site History**

2.1 Various applications for infrastructure on the JM site.

3.0 **Representations**

3.1 **Royston Town Council** – No objection

3.2 **Local residents** – None received

4.0 **Planning Consideration**

4.1 **Site and Surroundings**

4.1.1 The application building would be located north of the headquarters building and to the east of the TC3 technology building facing Orchard Way.

4.2 **Proposal**

4.2.1 The application seeks permission for a 8 x 7m single storey building with a sloping mono-pitch roof. This would serve as a security reception for visiting contract staff.

4.3 **Key Issues**

4.3.1 The key issues here centre on the impact of the new building on the amenities of the area. The design of the proposal and its subordinate mass relative to the existing TC3 building and general environs of the site render it entirely benign in terms of the amenity of the locality in my view. The building would not be used for additional employees but serve as security reception for visitingcontract staff.

4.4 **Conclusion**

4.4.1 That permission be granted subject to standard conditions.

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:

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 July 2018	