

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02501/LBC	Internal and external alterations to facilitate change of use to form two retail units (class E) and six one-bed and one 2-bed flats.	23 High Street Royston Hertfordshire SG8 9AB
<u>Submitted Plan Nos</u>		
1097 - 01B 1097 - PL01 C 1097 - PL02 B 1097 - PL03 A 1097 - PL04 B 1097 - PL05 1097 - PL06 1097 - PL07 1097 - PL08 1097 - PL10		

1.0 **Policies**

HE1	Designated heritage assets
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2.0 **Site History**

2.1 Extensive history relating to former use as a bank – see file

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers:

21 High Street – raised concerns regarding storage facilities for waste and deliveries; bike storage; parking; mains drainage issues; disabled access to shops; fire escape provision

3.2 **Royston Town Council:** raised an OBJECTION to this application for the following reasons

' There is no disabled access into the shops and a ramp should be provided

' The waste disposal facilities for the shops are inadequate

' There is minimal natural light and ventilation in the basement flat and it is unsuitable for use as habitable accommodation

' Rear windows on the property are not in-keeping with neighbouring properties

' Bat boxes and swift bricks should be installed at the property to aid biodiversity

' Bike storage is inadequate for 7 flats

' There appears to be a room at the front of the basement flat and its intended use is not shown in the plans

In light of the objection by the TC no ward councillor wish to call the application in to be heard at Planning committee

3.3 **Conservation Officer:** *No objection subject to conditions*

3.4 **HCC Historic Environment Advisor:** *In this instance we have no comments to make.*

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Detached former bank premises located on the High Street. Grade II . The site is located within the Town centre and Conservation Area.

4.2 **Proposal**

- 4.2.1 Listed building consent is sought for the internal and external alterations to facilitate change of use to form two retail units (class E) and six one-bed and one 2-bed flats.
- 4.2.2 The two shop units will have floor space of around 48 sq metres. Access to these uniites will use the same front entrance with steps up to two individual doors either side of corridor.
- 4.2.3
 - Basement – Unit 1 - 1 bed flat of 62 sq metres
Communal bike storage area
 - Ground floor – Bin storage and entrance to flats from rear
2 commercial units
Unit 2 - 1 bed flat of 47.2 sq metres
 - First floor - Unit 3 - 1 bed flat of 56.7 sq metres
Unit 4 - 2 bed flat of 104 sq metres (duplex)
Unit 5 – Studio flat of 39 sq metres
 - Second Floor – (upper floor of unit 4)
Unit 6 1 bed of 54.8 sq metres
Unit 7 – Studio of 44.8 sq metres

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a heritage asset.
- 4.3.2 The following comments were received by our Conservation Consultants:

“The planning history for the building is documented within the applicant’s supporting statement, which highlights that the majority of the building is not of any historic or architectural significance, having been almost entirely rebuilt in the early 1980s, with only the building’s façade retained (reference: planning application 79/01734/1LB).

“Internal photographs have been provided by the applicant which highlight that the interior is largely constructed from blockwork or Fletton brick which has no historic or architectural interest. The rear of the building faces onto King Street, a road which runs parallel to the High Street and is a mixture of rear and primary entrances to buildings, creating a varied streetscape. On this elevation the building has no historic or architectural interest and is a very bland brick building featuring four windows at ground floor level flanked by tall doorways, there are five windows above. Consideration must still be given to the alterations made to this elevation, however, due to the importance of the street within the Conservation Area.

“As part of this proposal, the works will reorganise the internal space, creating new residential accommodation whilst maintaining two retail units on the ground floor. As 23 High Street was purpose built as a bank, the retention of the commercial unit is important to the significance of the building.

“The proposals are acceptable in principle, as no historic fabric will be harmed, nor will the alterations harm the significance of the building, all of which is within its retained façade. The following conditions are recommended to ensure the development does not prejudice the Grade

II listing of the building or the special interest of the Royston Conservation Area and the building's High Street elevation. Note that the use of uPVC windows should not be supported within the Conservation Area or on a listed building and all new or replacement windows should be either aluminium or timber, irrespective of the quality of the rear elevation."

Recommended conditions are:

- All new rooflights are to be flush with the roofplane, specification of which is to be submitted to local authority and approved in writing prior to their installation.
- Specification of all new and replacement windows shall be submitted to the local authority and approved in writing prior to installation. This should include sections and details at an appropriate scale.
- Prior to the commencement of works, a method statement which details the repair schedule for all windows to the High Street elevation, shall be submitted to the local authority and approved in writing. This should include descriptions of removal methods and transport if the repair works will happen off site.
- Details of the new stud partition within the second-floor bedroom to Flat 4 and how this relates to the historic façade shall be submitted and approved in writing prior to the commencement of internal works. This shall be at an appropriate scale, between 1:1 and 1:20.

4.3.4 Given there are no objections to these from the Conservation Officer, which is given significant weight. The proposal are therefore acceptable.

4.4 **Conclusion**

4.4.1 The proposed works are considered to preserve the significance of the listed building as a heritage asset.

5.0 **Recommendation**

5.1 Grant listed building consent subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. All new rooflights are to be flush with the roofplane, specification of which is to be submitted to local authority and approved in writing prior to their installation.

Reason: To safeguard the character and appearance of the listed building and Conservation Area to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

3. Specification of all new and replacement windows shall be submitted to the local authority and approved in writing prior to installation. This should include sections and details at an appropriate scale.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

4. Prior to the commencement of works, a method statement which details the repair schedule for all windows to the High Street elevation, shall be submitted to the local authority and approved in writing. This should include descriptions of removal methods and transport if the repair works will happen off site.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

5. Details of the new stud partition within the second-floor bedroom to Flat 4 and how this relates to the historic façade shall be submitted and approved in writing prior to the commencement of internal works. This shall be at an appropriate scale, between 1:1 and 1:20.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 2 April 2025	