

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00934/NMA	Reorganisation of parking area. (Substation removed from plan) (as Non-Material Amendment to application reference 24/00436/FP granted 25.02.2025	Chalk Hill Place Princes Mews Royston Hertfordshire SG8 9GP

Submitted Plan Nos

MCS-2904-05-AC-362 Rev C3 504.0046-0004-P02

1.0 Policies

2.0 Site History

2.1 24/00436/FP - Erection of three storey building comprising 32no. Retirement Living Apartments and 1 no Class E commercial unit, with associated landscaping and parking following demolition of existing building.

3.0 Representations

3.1 **HCC Highways – No objection.**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a former supermarket (2301 sqm gross internal floorspace over two floors) and associated car parking located at the junction of Baldock Street and Princes Mews. The existing building comprises a large footprint building of two storey height, constructed of red brick and arched window openings at ground floor and simple window detailing at first floor. The roof comprises a shallow hipped tile roof, with flat roof sections to the rear. The building has its main frontage onto Baldock Street with a secondary frontage onto Princes Mews. The existing site is approximately 0.28 hectares. The store closed in October 2020 and has been vacant since that time.

4.1.2 The application site is within the Royston Town Centre and within a Secondary Shopping Frontage as identified on the Town Centre Inset Map in the adopted Local Plan 2011 – 2031. The site is also within the Royston Conservation Area and Upton House immediately to the east is a Grade II* listed building. The site, including its car park, is annotated on the Royston Conservation as an ‘Area identified as an improvement opportunity’.

4.1.3 Opposite the site there is a Council operated public car park and further to the west residential accommodation in the form of a three-storey block of flats (Phillips Court). To the rear of the store car park is Sillence Court, a three-storey residential block. Further to the south along Princes Mews is new residential development comprising mainly houses. Baldock Street is a classified road serving the town centre. A bus stop is located to the front of the store on Baldock Street. Upton House (Grade II* and three stories) is set forward of the retail store with its front elevation directly abutting the pavement boundary.

4.2 **Proposal**

4.2.1 Reorganisation of parking area. (Substation removed from plan) (as Non-Material Amendment to application reference 24/00436/FP granted 25.02.2025)

4.3 **Key Issues**

4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the previously granted scheme. The proposed alterations are considered minor; and would not materially affect the design of the scheme, neighbour amenity, parking provision and impacts on public highways. The alteration will have no material impact on the layout of the site or the approved built form of development.

4.3.2 For the reasons above I consider that the proposed alterations would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme would be acceptable in planning terms.

4.4 **Conclusion**

4.4.1 That permission be granted for the NMA

5.0 **Recommendation**

5.1 That planning permission be **AGREED**

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 May 2026	