DELEGATED FILE NOTE

CASE OFFICER: …Sam Dicocco……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01111/LBC	Internal alterations to facilitate conversion of 3no. existing first and second floor residential units to create 3 x 1 bedroom first floor flats and 1 x 2 bedroom second floor flat (as amended by plans received 19/10/2018).	Flats 8A 8B And 8C Upper King Street Royston Hertfordshire SG8 9AZ

Submitted Plan Nos
12981-S001; 12981-P003 Rev B

1.0 Policies

SECN16	Conserve + enhance historic environment
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 Conservation Officer – No objection following amendments subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site contains a part two storey, part three storey Grade II Listed Building listed as 13 High Street, Royston. The list entry is described as follows –

"Late C18, top floor added late C19. Red and grey brickwork, tiled roof. 3 storeys, 1st floor central bow window. Included for group value."

4.2 **Proposal**

4.2.1 The application seeks listed building consent for internal alterations to accommodate an additional dwelling unit within the building. Principally, the proposal includes the removal of an internal staircase and installation of a new staircase in an alternative location. Short of the above, the proposal also includes the removal of internal walls, new partition walls and the removal of internal windows and doors.

4.3 **Key Issues**

4.3.1 The proposed internal alterations have been negotiated through the processing of this application in conjunction with the Conservation Officer. Following negotiation, the proposal now seeks alternative internal alterations to accommodate three one bedroom units and one two bedroom unit. The benefits of the negotiation lie in the retention of the existing kitchen room in Unit 3 and the retention of more historic fabric in Unit 4.

4.3.2 Following re-consultation, it is considered that the proposed removal of the existing staircase and other internal alterations would cause the loss of some historic fabric, however, in the context of the scale of the asset and the form of the proposed loss, this loss would, on balance, not harm the significance of the heritage asset.

4.4 **Conclusion**

4.4.1 The proposed development would, on balance, preserve the significance of the heritage asset. As a result, the works are compliant with the policy provisions of the development plan.

5.0 **Recommendation**

5.1 That the works be **CONSENTED** 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. 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.

3. Notwithstanding drawing no.12981-P003-A, details as to the method of constructing the new curved wall at first floor and forming one side of the new staircase to the second floor together with details of the balustrade to the same staircase at second floor, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

   Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. All existing lath-and-plaster ceilings shall be retained in situ unless otherwise agreed

and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Details of any floor/wall/ceiling insulation proposed for either i) thermal; ii) fire protection or iii) acoustic reasons, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Details of all mechanical ventilation/extraction and drainage routes from kitchens and bathrooms shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. All existing two-panel internal doors removed from their existing openings and capable of reuse shall be retained on site and reused in the conversion unless otherwise agreed and approved in writing by the Local Planning Authority. If these doors require modification to meet fire regulations then details of those modifications shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Details of all new internal doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Signed 	Development Management North Hertfordshire District Council Council Offices

Tom Rea Determining Officer	Gernon Road Letchworth Herts SG6 3JF
Date: 30 October 2018	