DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00662/FP	Single storey side extension to building TC1 with associated works.	Johnson Matthey Plc Orchard Road Royston Hertfordshire SG8 5HE

Submitted Plan Nos

3113-010; 3113-011; 3113-012; 3113-013; 3113-014; 3113-015

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 – The Technology (TC1) building fronts Orchard Road.

4.2 **Proposal**

4.2.1 The application seeks permission for a 4.2m by 5m high and 6m deep flat roof extension to house processing plant. This would be clad in profile cladding to match the existing buildings

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 TC1 building render it entirely benign in terms of the amenity of the locality in my view.

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: 23 April 2018	