



# Planning Development Management Ltd

**Village Vets  
67 Kneesworth Street  
Royston  
SG8 5AQ**

**application for Additional Air Conditioning unit to rear elevation and  
associated ventilation grilles to external walls**

**Supporting Statement  
including Design & Access**



## **The Property**

The ground floor unit of this property has operated as a primary care veterinary surgery since the change of use from Class A1 retail to Class D1 veterinary use was consented in July 2006. The upper floor comprises a residential unit occupied by third parties.

The property is within the Royston Conservation Area.

Village Vets is a chain of primary care veterinary surgeries that are active in North London, Hertfordshire and Cambridgeshire, and is now part of the Linnaeus Veterinary Limited family of veterinary care businesses.

There are three existing air conditioning units on the same elevation, understood to have been installed with the original fit out of the unit for veterinary use following the 2006 consent.



*Rear and side elevation; note the three existing a/c units mounted on the rear elevation*

The Royston surgery is due for internal refurbishment to bring the medical facilities up to date with current practice; this includes upgrading the air handling for the surgery including the addition of one further air conditioning unit to maintain the appropriate climate as appropriate for optimum care of the patients throughout the surgery. The additional external plant for the air conditioning will be in line with the existing external plant, on the rear elevation (facing the car parking area accessed from Queens Road). This also requires the addition of one ventilation grille to the Kneesworth Street front elevation, and three ventilation grilles to the Queens Road elevation.

## **Amount**

One additional air conditioning unit will be added, adjacent to the three existing air handling plant on the rear elevation; making four units in total.

## **Acoustic Report**

An acoustic report was commissioned by our clients to satisfy themselves that the additional proposed air conditioning plant would not make a material impact to the acoustic footprint of the site, particularly in regards to the potential affect on nearby residential properties. This report is submitted with this application, and it will be noted that the report finds that the acoustic effect is of 'low impact', with no noticeable adverse effect on the acoustic amenity of neighbouring properties.

## **Layout**

The additional plant will be adjacent to existing plant on the rear elevation, and therefore visually unobtrusive.

The proposed air vents to the front and side elevations are unobtrusive and similar in appearance to standard air vents that may be associated with extracts from domestic bathroom facilities.

## **Scale**

The air conditioning plant is of similar size as the existing units. The additional air vents are similar to domestic air vents.

## **Appearance**

The air conditioning plant will be finished in grey as is standard for these units. The vents are finished in white.

### **Use**

The air handling plant will only be operating during the surgery's normal opening hours, which do not include any late evening or overnight periods.

### **Access**

Maintenance access is available directly from the rear elevation to the air conditioning plant.

**PDML**

**9<sup>th</sup> February 2026**

*DAS v1*