

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Vicki Wood.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                     | APPLICATION SITE                                                      |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| 26/01047/LBC             | Single-storey extension to rear.<br>Kitchen flue to north (side) elevation.<br>New signs to south, east and west<br>elevations. Internal and external<br>alterations (as amended by plans<br>received on 23/06/2026 and<br>14/07/2026). | The Chequers<br>58 High Street<br>Royston<br>Hertfordshire<br>SG8 9AW |

### **Submitted Plan Nos**

A101 REV A102 REV 1 A100 REV 1 A 103 REV 1 A104

## **1.0 Policies**

### **1.1 National Planning Policy Framework (2024)**

Section 16 – Conserving and enhancing the historic environment

### **1.2 North Hertfordshire Local Plan (2011-2031)**

Strategic Policy

Policy SP13 Historic Environment

Development Management Policy

Policy HE1 Designated Heritage Assets

## **1.0 Relevant Site History**

- 2.1 A concurrent application for planning permission is submitted under 26/01046/FP together with an application for advertisement consent under 26/01401/AD. Decisions are pending on both applications.

- 2.2 Various previous applications have been submitted including 05/01315/1 granted for change of use from staff accommodation to 7 No. Hotel rooms at first level. External alterations to building including alterations to windows, balustrading and external staircase. A subsequent application for listed building consent was granted under 05/01316/1LB for internal and external alterations to building, including alterations to windows, balustrading and external staircase.

## 2.0 **Representations**

- 3.1 **Press and Site Notice** – None received.
- 3.2 **Royston Town Council** – No objection.
- 3.3 **NHC Conservation Officer** – No objection subject to conditions.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

- 4.1.1 The site is located on the western side of the High Street and to the north of the junction with London Road and Market Hill. It comprises of a two-storey Grade II listed building within the Royston Conservation Area.
- 4.1.2 The principal elevation of the building is located on the southern side fronting London Road and its junction with Market Hill. The building also has a secondary frontage on its western elevation, which fronts the High Street.

### 4.2 **Proposal**

- 4.2.1 Single-storey extension to rear. Kitchen flue to north (side) elevation. New signs to south, east and west elevations. Internal and external alterations (as amended by plans received on 23/06/2026 and 14/07/2026).
- 4.2.2 The application has been amended to remove a proposed access ramp to the south elevation of the building and address some minor drawing errors.
- 4.2.3 Accompanying the application is a Design and Access Statement.

### 4.3 **Key Issues**

- 4.3.1 The key issue for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.

### 4.4 **Design and Appearance**

- 4.4.1 The proposed extension would replace an existing unauthorised timber structure within the recessed area on the eastern elevation of the building. In addition, a flue is proposed to the northern elevation of the building; replacement signage is proposed to the southern and western elevations in the form of fascia signs and a hanging sign; and alterations are also proposed internally.
- 4.4.2 The Conservation Officer has raised no objection to the proposed works subject to various conditions.

### 4.5 **Conclusion**

- 4.5.1 No objection is raised in connection with the proposed works which are considered to satisfy the provisions of Sections 16(2) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.6 **Alternative Options**

- 4.6.1 N/A

4.7 **Pre-Commencement Conditions**

- 4.7.1 N/A

5.0 **Recommendation**

- 5.1 That listed building consent be **GRANTED** 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. All existing signage shall be removed before the approved signage scheme is implemented.

Reason: To ensure that special regard is paid to the listed building's special character and to the appearance of the Royston Conservation Area under Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

4. The canopy over the front entrance door shall be retained unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt as not clear on the approved drawings and to ensure that special regard is paid to the listed building's special character under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

5. Where existing lath-and-plaster ceilings exist at ground floor these shall be maintained and where necessary, repaired like-for-like. In addition, where ceilings are proposed to be underdrawn, the extent and type shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the ceilings shall only be underdrawn in accordance with the approved details.

Reason: To ensure that special regard is paid to the listed building's special character under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

6. The fireplace/surround behind the proposed bar shall remain in-situ and exposed unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the listed building's special character under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

7. Details of the restaurant and bar area floor finish shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the floor finishes shall be installed in accordance with approved details.

Reason: To ensure that special regard is paid to listed building's special character under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

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|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p><br><br><br><p>Shaun Greaves<br/>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 21 July 2026</p>                                                                                                                         |                                                                                                                                                 |

