

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01537/LBC	Internal alterations to facilitate Change of use from office to residential to create one 3-bed dwelling.	27 Kneesworth Street Royston Hertfordshire SG8 5AB

Submitted Plan Nos

2970.01A 2970.06 2970.09

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 **24/01536/FP** - Change of use from office to residential to create one 3-bed dwelling.
Concurrent Application.

2.2 **21/01695/FP** - Change of use from office to residential to create one 3-bed dwelling (as amended by plans received on 11.8.21).
Conditional Permission.

2.3 **21/01696/LBC** - Internal alterations to facilitate Change of use from office to residential to create one 3-bed dwelling (as amended by plans received on 11.8.21).
Conditional Consent.

2.3 **90/00121/1LB** – Conversion of existing barns to offices (as variation of previous consent 1/757/87 relating to conversion of barn to 2 residential units and offices).
Conditional Consent.

2.4. **87/00757/1LB** – Application for Listed Building consent for alterations, extension and conversion of barns to provide two residential units and offices together with conservation area consent to demolish existing steel frame building.
Conditional Consent.

2.5 **87/00708/1** – Alterations, extension and conversion of barns to provide 2 residential units, and offices; erection of 2 semi-detached houses, provision of 8 parking spaces and ancillary work following demolition of existing steel frame building.
Conditional Permission

3. **Representations**

3.1 **Press, Site and Neighbour Notifications** – One neutral comment received stating

“Assessment of flood risk has been declared as 'Low'. For surface water flooding it is in fact 'High' when checked with the indicated processes. Applicant has failed to check.

Application is for a 3 bedroom proposal. Plans only show 3 bedrooms. Applicant has made a false application.”

3.2 **Statutory Consultees:**

NHC Conservation Officer – No Objection.

Royston Town Council – No Objection.

HCC Archaeology – None received.

Waste and Recycling – general comments received.

4. Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is set back from Kneesworth Street and falls within Royston Town Centre. It is important to note that the site address relates to two properties under separate ownership. This application relates to the part known as 'The Malt House'. The site is a Grade II Listed Building within the Royston Conservation Area. The property is currently in use as an office. The local area is a mixture of commercial and residential properties.

4.2 Proposal

- 4.2.1 Replacement external windows and doors, new roof covering and rooflights to lean to at the rear, internal remodelling of the kitchen and removal of one modern wall and remove ceiling to open up to rafter level. New external SVP in cast iron to replace existing in UPVC.

4.3. Key Issues

- 4.3.1 The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the Listed Building and the Conservation Area.
- 4.3.2 Comments were received from the Conservation Officer. These comments advised that the proposal is considered acceptable and would be unobjectionable. The conclusion of these comments was a No Objection subject to conditions being implemented.
- 4.3.3 There have not therefore been any objections raised by the Council's Conservation Officer, which is given significant weight. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 Conclusion

- 4.4.1 It is considered that the proposal will not occasion harm to the listed building's special character, therefore, satisfies the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.5 Alternative Options

- 4.5.1 None applicable.

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5 **Recommendation**

5.3 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. Details of the external flues and routeing of the mechanical vent extraction to the kitchen and the second-floor bathroom shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. The mechanical extract venting shall be implemented prior to the occupation of the dwelling.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 September 2024	