

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02866/FP	Single storey rear extension following removal of existing raised timber decking area (as amended by plans received on 20/02/2024).	2 Baldock Street Royston Hertfordshire SG8 5AY

Submitted Plan Nos

3603-12 Rev A 3603-13 Rev A 3603-14 Rev A 3603-17 3603-16 3603-15 3603-11 3603-10

1.0 Policies

1.0 **Local and National Policy**

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

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

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

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable Design

Policy D3 – Protecting living conditions

Policy ETC3 – New retail, leisure and other main town centre development

Policy HE1 – Designated heritage assets

Policy HE4 – Archaeology

Policy SP4 – Town Centres

2.0 **Relevant Site History**

2.1 06/01008/1 - Single storey rear extension to public house. Conditional Permission.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – None received.

3.2 **Royston Town Council** – No objection.

3.3 **HCC Archaeology** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site was a former Post Office building constructed in the 1930's and is now a Public House known as the Jolly Postie with residential use to the upper floor.

Located on the south side of Baldock Street, the building occupies a prominent position in the town centre close to the junction with King Street, Lower Kings Street, Kneesworth Street and Melbourn Street. The building is also identified in the Register of Buildings of Local Interest with the entry stating:

'Situated at the entrance to Baldock Street and acts as a focal building, particularly in relation to The Cross. It is a large 2-storey building with a hipped roof and a symmetrical façade following the Classical Style. It is constructed of gault bricks with a plain clay tiled roof. The principal façade faces onto Baldock Street with a central doorway with semi-circular arched windows to the ground floor and sashes under flat gauged brick arches at first floor level. The Post Office was constructed in 1930's in the side garden to Upton House originally occupied by the Medieval Hospital of St John and James of Jerusalem.' Listed building are present immediately to the west of the main building fronting Baldock Street and to the south east in King Street.

- 4.1.2 The application site is within the settlement boundary for Royston where development is generally acceptable subject to planning policy.

4.2 **Proposal**

- 4.2.1 Single storey rear extension following removal of existing raised timber decking area (as amended by plans received on 20/02/2024).
- 4.2.2 The application has been amended following receipt of comments by Place Services and amends the window design to the east elevation fronting King Street and removes a roof lantern.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the Conservation Area.
 - The impact that the proposed development would have on the living conditions of neighbouring properties.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the proposed development would have on the environment.

Design, Appearance and Impact on the Conservation Area:

- 4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the NHLP is consistent with the NPPF.
- 4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great

weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.

- 4.3.4 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.5 The single storey rear extension would extend beyond an existing rear extension by 8.2m and would be set in from both side elevations and set down from the existing extension. The roof would be of a parapet design with materials matching those of the existing extension. Openings would comprise of a window to the west side elevation with full length glazed bi-folding doors and exit doorway to the east side elevation matching the design of existing openings. The east elevation leads to an existing external drinking/patio area with its open frontage to King Street. Whilst there are listed buildings in close proximity to the property, the minor scale and position of the proposed extension is not considered to impact on their setting in any form.
- 4.3.6 The development as amended, would not result in harm to the building, streetscene, neighbouring listed buildings or the character and appearance of the Royston Conservation Area due to its scale and design and is considered to comply with planning policy.

Impact on Neighbouring Properties:

- 4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.8 No objections have been received from neighbouring properties. Given the minor scale of the development and the reduction in terms of the outside drinking/patio area I am satisfied that any impact to existing residential amenity would not be increased and therefore complies with planning policy.

Highways and Parking:

- 4.3.9 The development does not include any parking or changes to matters that would impact on highways safety and therefore complies with planning policy.

Archaeology

- 4.3.10 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the NHLP is consistent with the NPPF.

- 4.3.11 The proposed development is of a minor scale within an already built up area and is unlikely to disrupt subterranean heritage.

Biodiversity Net Gain

- 4.3.12 The proposed development is considered 'de minimis' and would not exceed the threshold of 25 sqm of on-site habitat, or and/ less than 5 meters of linear habitats. This application is therefore exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.13 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.14 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies SP1, SP9, SP13, D1, D3, ETC3, HE1, HE4 and SP4 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2024.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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.

3. The extension hereby permitted shall be built in brickwork to match the appearance of the main building fronting Baldock Street, and shall not comprise of painted brickwork to any external elevations unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed <i>Anne McDonald</i> Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 March 2025	