

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00741/S73	Removal of Condition 3 attached to planning permission 24/00140/FP granted on 12/03/2024 for change of use of part of ground floor commercial space to one 2-bed residential flat (as amended by plan received on 11/03/2024).	The Cottage 3A Green Drift Royston Hertfordshire SG8 5DB

Submitted Plan Nos

Location Plan

1.0 **Local and National Policy**

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

Section 2 – Achieving sustainable development

Section 5 – Delivering a sufficient supply of homes

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP6 – Sustainable transport

Policy SP8 - Housing

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HS3 – Housing mix

Policy T1 – Assessment of transport matters

Policy T2 – Parking

1.3 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

2.0 **Relevant Site History**

2.1 The application site comprises of a two-storey semi-detached building which has its first floor in residential use, granted under 20/00291/FP, with planning permission granted under 24/00140/FPH for change of use of ground floor (a former showroom used in connection with a former first floor workshop) commercial space to one 2-bed residential flat.

2.2 Application 18/03184/FP granted permission to enlarge windows at no.3A and to add in two new openings.

- 2.3 Not listed in Uniform but referred to by the applicant in a later planning application 20/00291/FP is application 01/00570/1 which granted permission for the change of use from a funeral directors to the curtain manufacturers and shop. On this application there is also a link to application 15/01608/1PN although this was not proceeded with.
- 2.4 Application 20/00291/FP was later granted for the change of use of part of first floor commercial space to one 2-bed residential flat.
- 2.5 Condition 4 on application 20/00291/FP states '*Notwithstanding the details on the block plan hereby approved, the bin store area is to be re-located to the area in front of the building. Before the first occupation of the flat hereby approved, details of a bin store screen are to be submitted to and approved by the Local Planning Authority and implemented on site.*

Reason - in the interests of visual amenity and to prevent the blocking of the driveway access by the bins.'

- 2.6 24/00140/FP - Change of use of part of ground floor commercial space to one 2-bed residential flat (as amended by plan received on 11/03/2024).

3.0 **Representations**

- 3.1 **Site and Neighbour Consultation** – None received.

- 3.2 **Royston Town Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is located in an area of predominantly residential character comprising a mix of dwelling types. Royston Conservation Area extends along to the rear boundary of the site. The setting of the building within the streetscene means that it occupies a back land position up to the rear boundary of the site with parking situated to the front of the building.
- 4.1.2 I note that site adjoins the Royston Conservation Area along the rear boundary however I do not consider that this proposal represents any adverse harm or impact on the character or setting of the Conservation Area.
- 4.1.3 The application site is within the settlement boundary for Royston where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Removal of Condition 3 attached to planning permission 24/00140/FP granted on 12/03/2024 for change of use of part of ground floor commercial space to one 2-bed residential flat (as amended by plan received on 11/03/2024).

4.3 **Key Issues**

- 4.3.1 The key issue is whether removal of Condition 3 which reads as *‘Notwithstanding the details on the block plan hereby approved, the bin store area is to be re-located to the area in front of the building. Before the first occupation of the flat hereby approved, details of a bin store screen are to be submitted to and approved by the Local Planning Authority and implemented on site.*

Reason - In the interests of visual amenity and to prevent the blocking of the driveway access by the bins’.

- 4.3.2 A bin store has been located at the entrance area to the site as opposed to being re-located to the area in front of the building. The reason for this condition is already set out above.

- 4.3.2 Paragraph 57 of the NPPF (2024) states:

‘Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.’

Design and Appearance:

- 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 communities”*. In this regard, Policy D1 and Policy D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.5 The application seeks to retain a bin store in its current position which is to the front section of the western party boundary with the neighbouring property no. 5a Green Drift. The applicant states that to re-locate the bin store to the approved position would result in bins being dragged up a gravel driveway of approximately 18 metres and between residents parking spaces.
- 4.3.6 The bin store houses three waste receptacles and is designed as a modest structure constructed using timber boarding and finished with a dark stain. Sited to the rear of an existing telegraph pole, set back from the highway and positioned to the east side and below an existing timber party boundary fence to 5a Green Drift means that although visible when approaching Green Drift from Kneesworth Street to the east, the visual harm from its retention would not be significant and would accord with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.8 The proposed residential use of the ground floor of the building, by virtue of its increased use, would occasion some impact upon the amenities and reasonable living conditions of nos.3 and 5a Green Drift.

- 4.3.9 I am satisfied that the position of the bin store is sited sufficiently away from neighbouring properties to ensure existing residential amenity is not compromised and would accord with Policy D3 of the Local Plan and Section 12 of the NPPF.

Parking

- 4.3.10 The retention of the bin store would impact on existing parking arrangements however the approved layout means that if all bays were occupied manoeuvrability would be restricted. However, the site is within close proximity to Royston town centre where there is good public transport links and access to services.

Biodiversity Net Gain (BNG)

- 4.3.8 This application is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.12 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.
- 4.3.13 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 with Policies SP1, SP6, SP8, SP9, D1, D2, D3, HS3, T1 and T2 of the NHLP 2011-2031 and Sections 2, 5, 12 and 14 of the NPPF 2023.

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 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 June 2025	