

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03191/LBC	Internal alterations to facilitate conversion and change of use of dwelling (Use Class C3) to provide additional care accommodation (Use Class C2) and alterations to existing fenestration.	42-44 Kneesworth Street Royston Hertfordshire SG8 5AQ
<u>Submitted Plan Nos</u>		
ROY/CB/25/302 ROY/CB/25 001 ROY/CB/25 002 ROY/CB/25 003 ROY/CB/25 004 ROY/CB/25 101 ROY/CB/25 102A ROY/CB/25 103A ROY/CB/25 104A ROY/CB/25 105A ROY/CB/25 201 ROY/CB/25 202A ROY/CB/25/301		

1.0 **Policies**

HE1 Designated heritage assets

2.0 **Relevant Site History**

- 2.1 **25/03190/FP** - Conversion and change of use of dwelling (Use Class C3) to provide additional care accommodation (Use Class C2) including alterations to existing fenestration, installation of security access and gate and formation of additional parking, following demolition of existing detached outbuilding.

Concurrent application.

3.0 **Representations**

- 3.1 **Press, Site and Neighbour Notifications** – One received in objection.

- ☐ Increase in traffic
- ☐ Insufficient room for ambulances to turn.
- ☐ Obstruction of access road.

- 3.2 **NHC Conservation Officer** – Unobjectionable. Subject to conditions:

- ☐ External Door Material
- ☐ Hob grates retention
- ☐ Internal ceiling alteration details
- ☐ Internal wall alteration
- ☐ Internal wall liner system.

- 3.4 **Royston Town Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application relates to two buildings with a row of three on the west side of Kneesworth Street in a residential part of Royston. The central building is a Grade II listed building with the adjacent dwellings designated as buildings of Local Interest. The site is within the Royston Conservation Area. 42 Kneesworth Street has a shared vehicle access to the side of the building which leads to a rear parking court for the hospice and several residential dwellings on backland plots. 44 Kneesworth Street has vehicle access from Green Drift which serves a rear garage and outbuilding.

- 4.1.2 44 Kneesworth Street, Listed Building Entry:

"2. Early C19. Yellow brick, Welsh slated roof with cornice. 2 storeys, 3 sash windows with glazing bars under flat arches. 2 ground floor semi-circular bow windows. Central 6 panel door, 2 panels flush, and traceried fanlight in double round arched reveal."

4.1.3 ROYSTON REGISTER OF BUILDINGS OF LOCAL INTEREST 27 MARCH 2007:

“Red brick buildings forming a flanking pair to no.44 Kneesworth Street. No.46 is inscribed above the portico entrance with ‘Brooklands 1896’ and a blue plaque acknowledges that Capt Harold Ackroyd previously lived here. Capt. Ackroyd was attached to the Royal Army Medical Corp when he was awarded the Victoria Cross for rescuing wounded men under fire and killed at Ypres on 11th August 1917. No.42 is now St George’s Nursing Home and forms the other flank to no.44 Kneesworth Street

Reason for inclusion: Both buildings are architecturally interesting and form an essential part of the setting to no.44, contributing positively to the streetscene and therefore, to the appearance of the conservation area. No. 46 also has an important historical association.”

- 4.1.2 The nursing home currently operates with 14 bedrooms / 22 resident spread across ground and first floor level. Office, dining room, kitchen at ground floor level and storage / boiler room within the basement.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the internal alterations to facilitate conversion and change of use of dwelling (Use Class C3) to provide additional care accommodation (Use Class C2) and alterations to existing fenestration.

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.
- 4.3.2 Comments were received from the Conservation Officer. These comments advised that the proposal is considered acceptable as amended. The conclusion of these comments was unobjectionable 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.

Other notes

- 4.3.4 With regard to the objection received, these have been considered under the concurrent application: **25/03190/FP**.

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 N/A.

4.6 **Pre-Commencement Conditions**

4.6.1 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. The new external door to proposed north section/elevation on approved drawing no. ROY/CB/25/104 Rev A, shall be manufactured in timber and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to its manufacture. Thereafter the door shall be installed in accordance with the approved details.

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

4. The hob grates and fire surrounds in the two front reception rooms shall remain in-situ and exposed following the approved conversion unless otherwise agreed and approved in writing by the Local Planning Authority.

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

5. Prior to the commencement of any internal ceiling alteration as detailed on approved drawing no. ROY/CB/25/202 Rev A, details of the areas where this is to be applied shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the ceiling alterations shall only be implemented in accordance with the approved areas.

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

6. The internal wall alterations as set out on approved drawing no. ROY/CB/25/202 Rev A shall be limited to the formation of the proposed bedroom at rear ground floor level unless otherwise agreed and approved in writing by the Local Planning Authority.

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

7. The proposed internal wall liner system as set out on approved drawing no. ROY/CB/25/202 Rev A shall be limited to the formation of the proposed bedroom at rear ground floor level unless otherwise agreed and approved in writing by the Local Planning Authority.

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

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 June 2026	