

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
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.	42-44 Kneesworth Street Royston Hertfordshire SG8 5AQ

Submitted Plan Nos

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

D1	Sustainable design
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
HE1	Designated heritage assets
T2	Parking
HE3	Non-designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 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.

Concurrent Application.

42 Kneesworth Street:

- 2.2 06/01000/1 - Continued siting of portable building for use as office in association with the nursing home

Conditional Permission.

- 2.3 03/00390/1 - Siting of portable building for use as office in association with the nursing home

Conditional Permission.

- 2.4 88/01263/1 - Two storey rear extension to Nursing home and car park in rear garden.

Conditional Permission.

- 2.5 88/00244/1 - Erection of two storey rear extension to nursing home and formation of car park in rear garden.

Refused.

44 Kneesworth Street:

- 2.6 78/00773/1 - Erection of detached garage and car port

Conditional Permission.

- 2.7 44 Kneesworth Street has been internally subdivided. The plot has a subdivided garden and a shared rear driveway accessed from Green Drift.

3.0 **Representations**

- 3.1 **Site Notice / Adjacent occupiers:** 3 responses received, 2 in objection and one neutral, summarised as:

- ☐ Easement/ Right of Way cannot be extended to additional properties.
- ☐ Increase in traffic
- ☐ Insufficient room for ambulances to turn.
- ☐ Obstruction of access road.

- 3.2 **NHC Ecologist** – Not required.

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

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

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

- 3.3 **NHC Environmental Health** - No objection.

- 3.4 **NHC Waste and Recycling** – None received.

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 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.
- 4.2.2 The proposal would convert the existing 3-bed dwelling to provide 6 bedrooms for an additional 8 residents. 3 bedrooms, 1 bathroom and 1 ensuite / sluice room at first floor, 3 bedrooms with ensuites and communal area at ground floor level. The proposal would provide internal access between the buildings at ground floor level and an elevator.
- 4.2.3 The proposal is required to support the existing nursing home which operates as:
- ☐ Up to 30 permanent residents, specialising in dementia?
 - ☐ 24-hour care provision via a shift pattern – approximately 10-11 staff during daytime hours, 5 during evening hours and 3 nighttime staff.

4.3 Key Issues

- 4.3.1 In considering a change of use from dwelling house (Use Class C3) to residential institution (Use Class C2), the relevant planning considerations are:
- ☐ Principle of development

- ☐ Impact upon local amenity and character of the area
- ☐ Highway and Parking matters.
- ☐ The impact of the proposed extensions on neighbours and the street scene

Principle of Development

- 4.3.2 The application site is in a residential area within the settlement boundary of Royston as defined in Policy SP2 of the adopted Local Plan. The application site is within a sustainable location within walking distance to several bus stops, Royston Train Station and Town Centre which provides sufficient amenities for staff and residents.

Use Class C2 – Residential Institutions

- 4.3.3 A change of use from Use Class C3 to Use Class C2 requires planning permission and is considered on a case-by-case basis depending on the nature of the use, intensity and impact.
- 4.3.4 The proposal provides an alternative residential use within an area of predominantly C3 dwellings and would contribute to a balanced and mixed housing stock in the area. I therefore find that the proposal and the loss of a C3 dwelling would not have a harmful effect on the housing stock in the area.

Design and Impact on Heritage Assets

- 4.3.5 The proposed alterations to the property are predominantly to the rear, the principal elevation will remain unchanged and therefore there would be no noticeable impact as seen from the public realm. The alterations to the rear of the property include the introduction of opaque glazing to protect privacy, the creation of an escape door from an existing opening, and the infilling of redundant apertures. All such works will be carried out in materials to match the existing fabric, ensuring visual continuity and reversibility. The escape door and infilling would be sited on the later rear extension and therefore would not impact the original historic fabric of the building. The proposed opaque glazing would retain the original framing.
- 4.3.6 The conservation officer has considered the proposed materials and alterations and is of the view that the proposed works would be unobjectionable. They have recommended a number of conditions to ensure the acceptability of the scheme. This is given significant weight. As such, the proposal would comply with Policy HE1 and HE3 of the Local Plan and Section 16 of the NPPF.

Impact upon local amenity and character of the area

- 4.3.7 The proposal would result in an increase in the number of residents / bedrooms in the property and therefore has the potential for some intensification of use compared against a C3 dwelling. Given that the proposal seeks to support an existing institution, it is unlikely to impact neighbours further than the existing situation.
- 4.3.8 The design and access states that:

“The expansion will allow the care home to operate more efficiently, with better circulation and more appropriate accommodation, but without generating additional levels of noise or disturbance. The nature of care home activity is inherently low-impact, with residents spending

the majority of their time indoors and with external activity limited to supervised use of the garden.

Noise and disturbance are not expected to increase beyond current levels. Deliveries and servicing will continue to take place via the existing arrangements, with no change to frequency or intensity. Staff shift patterns will remain consistent, and visitor numbers will be managed in line with existing nursing home operations. The expansion therefore represents an enhancement of facilities rather than an intensification of use and will not give rise to adverse impacts on neighbouring properties.”

- 4.3.9 In my view, I am minded to agree with the agent and consider that the proposal would not harm neighbouring amenity. The proposed opaque glazing within the first floor rear window would provide sufficient prevention of overlooking. No extensions are proposed.
- 4.3.9 Environmental Health have raised no objection to the proposal which is given significant weight.
- 4.3.10 It is considered that the proposal would not result in significant impacts upon surrounding residential amenity that would warrant refusal of planning permission and on this basis the proposal accords with the general policy aims of Local Plan Policy D3.

Highway and Parking matters

- 4.3.11 There are no specific parking standards for nursing homes in the Local Plan or Parking SPD. The Nursing Home as existing has 6 vehicle parking spaces, the proposal would generate an additional 2 spaces. The agent has provided the following information:

“Shift patterns have been reviewed to ensure that staffing increases are absorbed smoothly into existing operational structures. Staggered shift changes reduce peak traffic flows and avoid congestion at arrival and departure times. Staff facilities, including the enlarged nurse office and improved circulation, support efficient handovers and continuity of care.”

- 4.3.12 Given the sustainable location and the functionality of the existing institution. The parking provision is considered sufficient. The development is considered to comply with Policies D1 and T2 of the adopted Local Plan as well as the Parking SPD.

Environmental Implication

- 4.3.13 The proposed development, by virtue of its limited scale in general terms together with the sustainable location has no significant implications for the local environment in terms of carbon emissions and therefore is generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain

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

Other Matters

4.3.15 With regards to easements and rights of way, these are civil matters which fall outside the scope of consideration for a planning application.

4.4 **Conclusion**

4.4.1 The development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That condition 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 use hereby permitted shall be for a Nursing home only and shall not be used for any other purpose falling within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) without the prior written consent of the Local Planning Authority.

Reason: To control the future use of the site and to assess any potential future impacts of alternative C2 uses in the interests of the character and amenity of the area and in accordance with Policies D1, HE1 and D3 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

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