

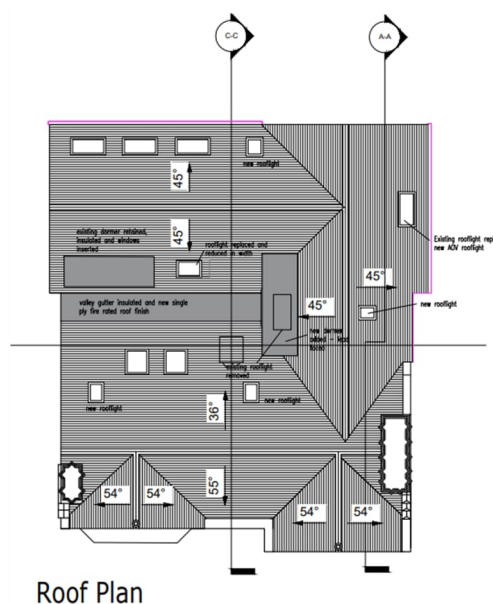
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From: Mark Simmons <[Mark.Simmons@north-herts.gov.uk](mailto:Mark.Simmons@north-herts.gov.uk)>  
Sent: 30 May 2025 12:10  
To: Melissa Tyler <[Melissa.Tyler@north-herts.gov.uk](mailto:Melissa.Tyler@north-herts.gov.uk)>  
Subject: 4 x DOC's re: 23 High Street, Royston, Hertfordshire, SG8 9AB  
Importance: High

**25/01018/DOC - Details of Condition : Details reserved by Condition 2 (Rooflights) of listed building consent reference 24/02501/LBC granted on 03.04.2025.**

*All new rooflights are to be flush with the roofplane, specification of which is to be submitted to local authority and approved in writing prior to their installation.*

According to approved proposed roof plan drawing no. PL03 (extract below), there are 5no existing roof lights, 4no. new roof lights and 2no. replacement roof lights. It is noted that all new rooflights are to be flush Velux GGL 3070 / CK01 / Centre-pivot / Pine. Normally on listed building work I would be seeking 'conservation type' roof lights but considering the existing situation I don't think I can sustain a robust objection to the proposed roof lights so I raise **NO OBJECTION**.



**25/01152/DOC - Details of Condition : Details reserved by Condition 3 (Windows Details) of listed building consent reference 24/02501/LBC granted on 03.04.2025.**

*Specification of all new and replacement windows shall be submitted to the local authority and approved in writing prior to installation. This should include sections and details at an appropriate scale.*

The approved scheme includes a replacement obscure glazed window in the 'Left Elevation' (approved drawing no. PL07) together with 2no. new basement windows, 4no. ground floor replacement windows and 5no. first floor replacement windows at first floor on the rear elevation relating to a 1980's rear addition. Place Services provided the heritage advice on appn ref: 24/02501/LBC and the opportunity was not taken to seek an improvement to the window design so the window design on the extract of the approved rear elevation is what we have. I find the window Section/Jamb details on drawing no.PL22 to be very simply

detailed and these are from the AluK 58BWST Heritage Range which is described in the product literature as follows:

*The look of steel, the benefits of aluminium. A win-win for designers and homeowners alike. Featuring industry-leading build quality, our 58BW ST aluminium windows are an ideal replacement for existing steel windows. In addition to impressive high thermal and acoustic performance, the design also replicates 58BW ST Heritage the minimal sightlines associated with steel windows, whilst providing superior performance and security.*



Rear Elevation



In my opinion, there was no real benefit in imposing a condition covering window details considering what was approved and so I conclude that what has been submitted is **UNOBJECTIONABLE**.

**25/01154/DOC - Details of Condition : Details reserved by Condition 4 (Window repair) of listed building consent reference 24/02501/LBC granted on 03.04.2025.**

*Prior to the commencement of works, a method statement which details the repair schedule for all windows to the High Street elevation, shall be submitted to the local authority and approved in writing. This should include descriptions of removal methods and transport if the repair works will happen off site.*

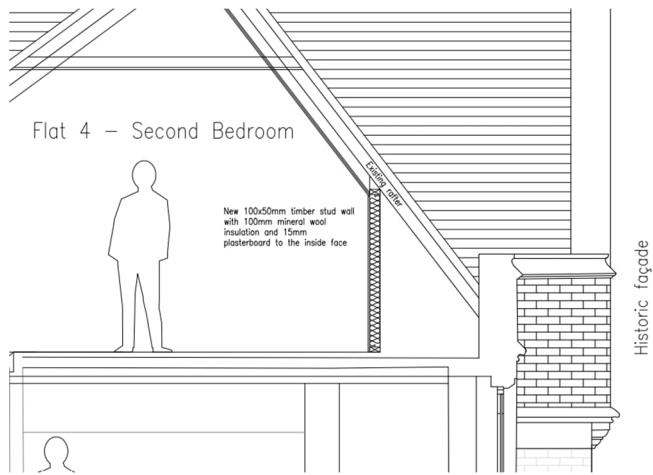
The submitted Method Statement states: *The original leadlight windows to the front elevation will only be cleaned with a soft detergent. The internal stone frames will be gently rubbed down and repainted. All adjacent internal & external walls to the leadlight windows are not being touched, only redecorated internally.*

This I find **ACCEPTABLE**.

**25/01155/DOC - Details of Condition : Details reserved by Condition 5 (Stud partition) of listed building consent reference 24/02501/LBC granted on 03.04.2025.**

*Details of the new stud partition within the second-floor bedroom to Flat 4 and how this relates to the historic façade shall be submitted and approved in writing prior to the commencement of internal works. This shall be at an appropriate scale, between 1:1 and 1:20.*

Having not been to site or advised on this scheme previously I am not entirely sure of the intended purpose of this condition. Having said that, the extract below from drawing no. PL20 is considered **UNOBJECTIONABLE**.



Regards

Mark



**Mark Simmons** BA (Hons), Dip TP, MRTPI, IHBC  
Senior Conservation Officer

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