

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01826/LDCLB	Strip out of modern material, services and finishes, requiring the formation of two new openings in the rear elevation external wall at low level	23 High Street Royston Hertfordshire SG8 9AB

Submitted Plan Nos

1097-PL05 1097-PL04 1097-PL03 1097-PL01 1097-PL02 1097-01

1.0 Policies

2.0 **Relevant History**

- 2.1 The full planning history can be viewed on file, but salient applications are provided below.

79/01733/1LB - Demolition of building except front elevation and chimney stacks.
CON 08.01.1980

79/01734/1LB - Construction of replacement bank behind existing facade.
CP 06.12.1979

93/00665/1LB - Internal alterations to provide lobby and installation of cash dispenser (in accordance with amended drawing received by Local Planning Authority on 9th September 1993).
CON 28.09.1993

22/02309/FP - Decommission Barclays Bank to include: externally removal of existing external signage, removal of existing alarm box in front elevation and existing night safe to be sealed shut. Internally removal of internal counters, removal of all internal furniture, removal of the external ATM in entrance lobby and existing aperture to be infilled with brickwork to match existing.
CP 05.10.2022

22/02310/LBC - Decommission Barclays Bank to include: externally removal of existing external signage, removal of existing alarm box in front elevation and existing night safe to be sealed shut. Internally removal of internal counters, removal of all internal furniture, removal of the external ATM in entrance lobby and existing aperture to be infilled with brickwork to match existing.
CCON 05.10.2022

3.0 **Legislation**

- 3.1 Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Sections 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of the NPPF.

4.0 **Representations**

- 4.1 No consultation required.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

- 5.1.1 No.23 High Street (Barclays Bank) is grade II listed and was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 11 June 1976. The building is located within the Royston Conservation Area and the list entry reads as follows:

Late C19 in Tudor style, carefully designed. Red brick, stone dressings, tiled roof with polygonal chimney stacks, 2 stone coped gables, 2 storeys and attics, stone plinth, floor and sill bands. Multi-light stone mullioned lattice casement windows, some with stone transoms. 2 storey oriel canted bay window on left. Projecting

gabled full height bay on right. Central doorway up steps. Included for group value.

Nos 7 to 13 (odd) and 17 to 25 (odd) form a group.

5.2 Proposal

- 5.2.1 Strip out of modern material, services and finishes, requiring the formation of two new openings in the rear elevation external wall at low level.

5.3 Key Issues

- 5.3.1 The key issue for consideration here is whether the works constitute alterations affecting the building's special character, in which case, an application for listed building consent is required or, whether the works are considered lawful within the meaning of Section 26H(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and in which case, a Certificate of Lawfulness of Proposed Works can be granted.
- 5.3.2 Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act") provides that anyone who wishes to ascertain whether proposed works for the alteration or extension of a listed building would be lawful (i.e. that the works would not affect the character of the listed building as a building of special architectural or historic interest) may make an application to the local planning authority, describing the works, in order to receive a formal response – a certificate of lawfulness of proposed works. Section 26H broadly mirrors the provisions of section 192 of the Town and Country Planning Act 1990 ("the 1990 Act") in respect of certificates of lawfulness of proposed use or development in the planning system. Sections 26I and 26K were inserted into the Act by section 61 of the Enterprise and Regulatory Reform Act 2013 (c. 24) ("the 2013 Act").
- 5.3.3 Applications for Certificates of Lawfulness of Proposed Works cannot be submitted in respect of works which have already been carried out as stated in the Guidance Notes on the Planning Portal. The works have not yet commenced on site.
- 5.3.4 The Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works) Regulations 2014, states that such applications should be accompanied by, amongst other things, a statement explaining why the applicant believes the proposed works would not affect the character of the listed building as a building of special architectural or historic interest.
- 5.3.5 The supporting Design and Access Statement refers to the decommissioning of the bank under refs: 22/02309/FP & 22/02310/LBC and to the fact that the original building had been mostly demolished, with the exception of the High Street frontage and front chimney stacks under a previous consent 79/01733/1LB and construction of a new bank under consent 79/01734/1LB, granted in December 1979, which is the building that exists today. The DAS goes on to say:

It can be clearly seen from the consent and the building itself, that other than the frontage, the main elements of heritage importance have been removed, with mass concrete foundations and basement structures, concrete floors and steel and modern steel and timber roof construction, and modern finishes and services throughout.

Proposal

These proposals are to remove further elements of the bank's infrastructure and services, and these are identified on the application drawings. The removal of the basement safe and strong

room doors will necessitate the creation of high-level openings in the rear basement external wall, allowing removal at pavement level in Kings Street. These openings will be temporarily boarded up to maintain security, until new proposals are put forward for the building.

The modern suspended ceilings and services are to be removed throughout, together with identified modern elements to allow full inspection of the existing building.

5.3.6 As noted in the DAS the rear elevation is of no special interest and there is no mention of this in the list entry. The strip out of modern material, services and finishes will not affect the building's special character. Although the formation of the two new openings in the rear elevation external wall at low level will affect the building's external appearance, these openings will not affect the building's special character to warrant an application for listed building consent.

5.3.7 It is noted that the openings are intended to be temporarily boarded up to maintain security, until new proposals are put forward for the building. This may not be considered an issue in the short term and the situation can be monitored should no proposal for the building be agreed in the near future. This application type does not allow for conditions to be imposed to address the opening-up works.

5.5 Conclusion

5.5.1 It is considered that the proposed works will not affect the listed building's special character, therefore, listed building consent is not required and that a Certificate of Lawfulness of Proposed Works can be granted.

6.0 Recommendation

6.1 That a Certificate of Lawfulness of Proposed Works be **GRANTED**.

The proposal would not constitute an alteration affecting the special character of this grade II listed building and is lawful within the meaning of Section 26H(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Signed  Shaun Greaves Determining Officer Date: 17 October 2024	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

