



29 King James Way
Royston
Herts SG8 7EF
5th March 2025

Your Ref: 25/00104/FP

Dear Tom Rea

I am responding to an 11th February dated notification of a Planning Permission Application designated "land to the Rear of Banyers Hotel, King James Way, Royston, Hertfordshire SG8 7BZ"

For clarity I have included a copy of the ordinance survey map, scale 1:2500, of the site. It is a Listed Entry, NGR TL 35763 40737, for Heritage Category Listing 1, Entry Number 1174750; it is entitled "18 Melbourn Street." The Banyers Hotel is not germane.

The proposed development area is wholly within the boundary of that Grade 1 Listing and should be treated as applying to that listing's land, being intrinsic to the property at 18 Melbourn Street. Obviously considerations of what constitutes curtilage in this instance should be obtained from a legal adviser. Residents should be informed of any advice obtained under this heading. The site is highly sensitive for a number of other reasons which this application does not address:

- It is proposed to build a large, highly visible structure, right in the centre of our small but perfectly formed Conservation Area without any regard for the historic and architectural interest and integrity of the surroundings..
- Architecturally, such a plan should clearly at least enhance its surroundings. This design is undistinguished, overly bulky and unpleasantly tall, contributing nothing original or attractive to the surrounding area.
- It is to be constructed in an area filled with an unusually large number of protected trees. Not only are the trees themselves at jeopardy but their preservation presents a barrier to the efficient use of space in this small area.
- The number of parking spaces required by modern-day residents of nine flats could not be fewer than 18. Failure to provide sufficient spaces would immediately lead to the residents attempting to park vehicles in spaces on the existing King James Way development, where parking is already at a premium. How to provide sufficient parking on such a densely wooded site?
- Residents of King James Way, especially those living closest to the development site, many elderly, some frail even, are extremely dismayed at the destruction wrought on the site so far, and the disturbance yet to come from construction work on a building which will ultimately overshadow their homes and grounds.. Some are co-signatories of this letter.

Turning now to the position of The Banyers Hotel. In my view this proposal puts The Banyers at risk both short and long-term. At present the hotel makes a valuable contribution to the economy of Royston. The beautiful, prominent building is very well maintained adding a great deal of charm and attractiveness to the town centre. There is no part of the proposed development site which would not put the eventual flat dwellers in too close proximity to the exceptionally popular, lovely outdoor spaces and gardens at The Banyers. They are exactly bordered by the development site, right across its entire width. It seems likely that complaints of noise from outdoor revelling at The Banyers would inhibit patrons and hotel managers. The last time that happened The Banyers was compelled to seek new owners. Once the privacy of its gardens and guest rooms is breached by the nine flats at the end of the garden, much of the charm of The Banyers will be gone. I would not like to see that happen.

1 KING JAMES WAY
SG8 7EF.

Yours sincerely

M. PETCH

126 KING JAMES WAY
ROYSTON SG8-7EF.