

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01046/FP	Single-storey extension to rear. Install kitchen flue to north (side) elevation (as amended by plans received on 23/06/2026 and 14/07/2026).	The Chequers 58 High Street Royston Hertfordshire SG8 9AW

Submitted Plan Nos

A104 A101 REV A102 REV 1 A103 REV 1 A100 REV 1

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework (NPPF) (2024)

Section 2 – Achieving sustainable development
Section 6 – Building a strong, competitive economy
Section 7 – Ensuring the vitality of town centres
Section 12 – Achieving well-designed places
Section 14 - Meeting the challenges of climate change, flooding and coastal change
Section 16 – Conserving and enhancing the historic environment

1.2 North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire
Policy SP4 – Town Centres, Local centres and Community Shops
Policy SP9 – Design and Sustainability
Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable design
Policy D2 – House extensions, replacement dwellings and outbuildings
Policy D3 – Protecting living conditions
Policy ETC5 – Secondary Shopping Frontages
Policy HE1 – Designated heritage assets

2.0 **Relevant Site History**

- 2.1 A concurrent application for listed building consent is submitted under 26/01047/LBC together with an application for advertisement consent under 26/01401/AD. Decisions are pending on both applications.
- 2.2 Various previous applications have been submitted including 05/01315/1 granted for change of use from staff accommodation to 7 No. Hotel rooms at first level. External alterations to building including alterations to windows, balustrading and external staircase. A subsequent application for listed building consent was granted under 05/01316/1LB for internal and external alterations to building, including alterations to windows, balustrading and external staircase.
- 2.3 Full case history on file.

3.0 **Representations**

- 3.1 **Press, Site and Neighbour Consultation** – None received.
- 3.2 **Royston Town Council** – None received.
- 3.3 **NHC Conservation Officer** – No objection.
- 3.4 **HCC as Highway Authority** – None received.
- 3.5 **Environmental Health (Noise & Other Nuisance)** – No objection.
- 3.6 **HCC Historic Environment (Archaeology)** – No objection subject to conditions including WSI.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is located on the western side of the High Street and to the north of the junction with London Road and Market Hill. It comprises of a two-storey Grade II listed building within the Royston Conservation Area.
- 4.1.2 The principal elevation of the building is located on the southern side fronting London Road and its junction with Market Hill. The building also has a secondary frontage on its western elevation, which fronts the High Street.

- 4.1.3 The application site lies within the designated town centre boundary and is identified as a secondary shopping frontage within the settlement boundary for Royson where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single-storey extension to rear. Install kitchen flue to north (side) elevation (as amended by plans received on 23/06/2026 and 14/07/2026).
- 4.2.2 The application has been amended to remove a proposed access ramp to the south elevation of the building and address some minor drawing errors.
- 4.2.3 Accompanying the application is a Design and Access Statement.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The impact of the development upon the designated heritage assets: listing and Conservation Area.
 - The impact that the proposed development would have on the living conditions of neighbouring occupiers.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the development would have on the environment.

Town Centre Use

- 4.3.2 Policy ETC5 of the Local Plan provides at a) for “.....*restaurants, cafes, pubs or drinking establishments and takeaways...*” The Chequers PH is an existing building within the designated secondary shopping frontage. Policy ETC5 allows for complementary uses, promoting competitive, flexible town centre environments and encourages a range of uses which increases the vitality throughout the day and into the evening. The development would comply with the requirements of this policy and is acceptable.

Design

- 4.3.3 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.
- 4.3.4 Following the removal of an existing unauthorised timber structure, the proposed extension would provide a separate toilet facility allowing for an enlarged food preparation area and improved accessibility of the restaurant generally. The extension would be attached to the eastern elevation of the building, adjacent to an existing external staircase. The extension is of a minor scale and concealed within an existing recess and would have limited visibility within the street scene.
- 4.3.5 Access to the extension would be provided internally from the main building. No external access and no external openings are proposed.

- 4.3.6 The extension would be constructed using materials that match, or closely complement, those of the existing building, ensuring a cohesive appearance and an appropriate visual relationship with the host property.
- 4.3.7 In addition to the proposed extension, a flue would be installed on the northern elevation of the building. The flue would not be unduly visible within the street scene due to limited public views of this elevation, resulting in a negligible visual impact on the character and appearance of the surrounding area.
- 4.3.8 The proposed development is considered acceptable in terms of scale, form and proportions and is in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.9 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.10 When considering the impact of proposed development on the significance of a designated heritage asset (such as a listed building and Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.11 The proposed development would not result in harm to the setting or significance of the listed building. No objection has been raised by the Conservation Officer, and it is therefore considered that the proposal would preserve the special architectural and historic interest of the designated heritage asset. The proposal is therefore considered to be in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Archaeology

- 4.3.12 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.
- 4.3.13 Whilst the response from the Historic Environment Team (Archaeology) has recommended that the condition be included on any approval for a written scheme of investigation prior to any demolition/development, the area where the extension is proposed is within an area where previous ground works are likely to have been undertaken and therefore in my view, given the minor scale of the proposed development, it would seem unreasonable to impose such a restrictive condition especially when there is unlikely to be any disruption to subterranean heritage.
- 4.3.14 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

4.3.15 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.

4.3.16 I am satisfied that the proposed extension and installation of a flue, by virtue of their position on the property and relationship to existing built form, would not impact existing residential amenity to any significant degree. The proposal is therefore considered to be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

4.3.17 The proposed development would not impact existing parking provision.

Biodiversity Net Gain (BNG)

4.3.18 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications:

4.3.19 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.

4.3.20 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.21 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 Conclusion

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP4, SP9, SP13, D1, D2, D3, ETC5 and HE1 of the Local Plan 2011-2031 and Sections 2, 6, 7, 12, 14 and 16 of the NPPF.

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 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.

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Determining Officer	
Date: 21 July 2026	