

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Correspondence Address:

Marc Zablotny
24 Mount Street
Manchester
M2 3NX

Developer

Marc Zablotny

PARTICULARS OF DEVELOPMENT

Application: 25/00183/SU

Proposal: Erect gating enclosure with a canopy cover at the secondary entrance of the Station located at the rear of Platform 2, comprising two standard-sized ticket gates and one wide aisle gate. Rail replacement bus facility at the existing parking bays in front of the lift at Platform 2, comprising two to three Macemain canopies as passenger waiting shelters and queuing barriers. Ancillary works including a side gate east of the proposed gatelines to segregate the refuse compound from the public area, and a side gate to the west for emergency access during non-operational hours of the Station. Other adjustments and improvements to the existing car park north to the Station, including widening the footpath to comply with the Disability Discrimination Act (DDA) standards.

Location: Royston Railway Station, Kneesworth Street, Royston, Hertfordshire, SG8 5AH,

Approved Plan Nos:

North Hertfordshire District Council, as local planning authority, hereby confirm that **PRIOR APPROVAL IS GIVEN** is given under Part 18 of the Town and Country Planning (General Permitted Development) Order 2015 for the proposed development at the address shown above, as described by the description shown above, received with sufficient particulars on 21.01.2025.

1. Having regard to the relevant policies and material considerations, it is considered that the plans and specifications submitted are acceptable. As such, it is recommended that prior approval be granted.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 28 January 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals must be made using a form which you can get from the Planning Inspectorate at Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG or online at www.planningportal.gov.uk/planning/appeals.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

- 3 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to

the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.