

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00183/SU	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.	Royston Railway Station Kneesworth Street Royston Hertfordshire SG8 5AH

Submitted Plan Nos

1.0 Policies

2.0 Site History

- 2.1 10/02085/1SU – Platform extension to eastern end of 'down' line with 1.5 metre high looped fence to rear, situated at the rear of 17 - 27 (odds) Leete Place – Required 11/10/10.
- 2.2 08/01364/1 - Extension of existing static car park to provide 205 additional spaces. Associated works – Approved 24/06/09.
- 2.3 22/00569/SU - Erection of a replacement footbridge and installation of lifts on land at Royston Station – Prior Approval Given 04/04/2022

3.0 Proposal

- 3.1 This application seeks the prior approval of the Local Planning Authority for:
 - ☐ Erect a new 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;
 - ☐ • A new 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 new 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.

4.0 **Procedural Matters**

4.1 The determination of this application is to be made in accordance with Class A, Schedule 2, Part 8, Class of the Town and Country Planning (General Permitted Development) (England) Order 2015, which provides permitted development rights for development authorised by an Act of Parliament. This is provided by Section 16 of the 1845 Railway Clauses Consolidation Act.

A.1 The GPDO states that prior approval is not to be refused, nor are conditions to be imposed, unless the Local Planning Authority is satisfied that:

- (a) the construction of a railway;
- (b) the construction or erection of a hotel, railway station or bridge; or
- (c) the construction or erection otherwise than wholly within a railway station of—
 - (i) an office, residential or educational building, or a building used for an industrial process, or
 - (ii) a car park, shop, restaurant, garage, petrol filling station or other building or structure provided under transport legislation.

A.2 For the purposes of Class A, references to the construction or erection of any building or structure include references to the reconstruction or alteration of a building or structure where its design or external appearance would be materially affected.

5.0 **Assessment**

5.1 The purpose of the works is to secure the station entrance, reduce anti-social behaviour and improve revenue protection. The work is considered necessary and appropriately located within the site.

5.2 The development would be site within the station lease area and therefore would is considered to be suitable for the character of the station and locality, the proposed development would not be detrimental to neighbourhood amenity.

6.0 **Conclusion**

6.1 Having regard to the relevant policies and material considerations, it is considered that the plans and specifications submitted are acceptable. As such, we hereby grant prior approval for the development based on the plans submitted.

7.0 **Recommendation**

7.1 That prior approval be **GRANTED** for the following reason:

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 28 January 2025	