



FAO:
Planning Department,
North Hertfordshire Council

Ref: 24/02500/FP & 24/02501/LBC
Date: 16/01/2025

BUILT HERITAGE ADVICE

Dear Sir / Madam,

RE: 23 High Street, Royston, Hertfordshire, SG8 9AB

Built heritage advice concerning internal and external alterations to facilitate change of use to form two retail units (class E) and six one-bed and one 2-bed flats. The building is Grade II listed, located within the Royston Conservation Area.

The planning history for the building is documented within the applicant's supporting statement, which highlights that the majority of the building is not of any historic or architectural significance, having been almost entirely rebuilt in the early 1980s, with only the building's façade retained (reference: planning application 79/01734/1LB). Internal photographs have been provided by the applicant which highlight that the interior is largely constructed from blockwork or Fletton brick which has no historic or architectural interest. The rear of the building faces onto King Street, a road which runs parallel to the High Street and is a mixture of rear and primary entrances to buildings, creating a varied streetscape. On this elevation the building has no historic or architectural interest and is a very bland brick building featuring four windows at ground floor level flanked by tall doorways, there are five windows above. Consideration must still be given to the alterations made to this elevation, however, due to the importance of the street within the Conservation Area.

As part of this proposal, the works will reorganise the internal space, creating new residential accommodation whilst maintaining two retail units on the ground floor. As 23 High Street was purpose built as a bank, the retention of the commercial unit is important to the significance of the building.

The proposals are acceptable in principle, as no historic fabric will be harmed, nor will the alterations harm the significance of the building, all of which is within its retained façade. The following conditions are recommended to ensure the development does not prejudice the Grade II listing of the building or the special interest of the Royston Conservation Area and the building's High Street elevation. Note that the use of uPVC windows should not be supported within the Conservation Area or on a listed building and all new or replacement windows should be either aluminium or timber, irrespective of the quality of the rear elevation.

Recommended conditions are:

- All new rooflights are to be flush with the roofplane, specification of which is to be submitted to local authority and approved in writing prior to their installation.



- Specification of all new and replacement windows shall be submitted to the local authority and approved in writing prior to installation. This should include sections and details at an appropriate scale.
- Prior to the commencement of works, a method statement which details the repair schedule for all windows to the High Street elevation, shall be submitted to the local authority and approved in writing. This should include descriptions of removal methods and transport if the repair works will happen off site.
- Details of the new stud partition within the second-floor bedroom to Flat 4 and how this relates to the historic façade shall be submitted and approved in writing prior to the commencement of internal works. This shall be at an appropriate scale, between 1:1 and 1:20.

Yours sincerely,

Laura Johnson

Senior Built Heritage Consultant
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter