

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01406/LBC	Installation of Wi-Fi equipment including enabling access points and cabling	Royston Manor House 14 Melbourn Street Royston Hertfordshire SG8 7BZ

Submitted Plan Nos

Location plan AV01 AS01

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 There is an extensive planning history that is on file and the following are the most recent and relevant cases:

12/02367/1 - Refurbishment to facilitate use as public house comprising bin store, disabled ramp, pergola, canopy and external goods lift shaft to rear (as amended by plans received 18.01.13 and 15.02.13)
CP 27.02.2013

12/02368/1LB - Internal and external alterations to facilitate conversion into a public house. Bin store and disabled ramp (as amended by plans received 18.01.13 and 15.02.13).
CCON 27.02.2013

13/02994/1 - Retention of Goods lift enclosure to rear of property (as variation of planning permission 12/02367/1 granted 27 February 2013)
CP 10.02.2014

13/02987/1LB - Retention of Goods lift enclosure and external alterations to rear of property (as variation of planning permission 12/02368/1LB granted 27 February 2013)
CON 10.02.2014

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ **207** (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)
- ☐ **210** (desirability of new development making a positive contribution to local character and distinctiveness),
- ☐ **212** (great weight should be given to the asset's conservation),
- ☐ **213** (clear and convincing justification), and
- ☐ **215** (harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).

4.0 **Representations**

4.1 **Royston Town Council** – No comments received.

Historic England – Non-intervention letter received (see below).

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find> It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

- 5.1.1 Royston Manor House, 14 Melbourn Street, Royston is grade II* listed and is located within the Royston Conservation Area. Both the building and the area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry is accessed via the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1102011?section=official-list-entry>

5.2 **Proposal**

- 5.2.1 The works are predominantly internal, and the application is described as: ***Installation of Wi-Fi equipment including enabling access points and cabling.***

5.3 **Key Issues**

- 5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and the appearance of the Royston Conservation Area.
- 5.3.2 The proposed rear elevation is annotated as follows: AP00-03 NEW FORTIAP FAP 234F EXTERNAL LOCATION ON REAR ELEVATION. This external alteration is considered minor and will not harm the listed building's character.
- 5.3.3 A report entitled ***JDW WLAN and Cabinet Report V1.5*** submitted with this application details the internal works but is heavily reliant on the use of acronyms for which a glossary of terms had not been provided. Clarification has been sought from the report author Mark Woodley of IP Networks Ltd and the following is noted:
- ☐ VDAS – A Wetherspoons term for a retail serving area.
 - ☐ MDF – A term used for a main internet socket point.
 - ☐ IDF – A term used for a secondary/intermediate internet socket point.
 - ☐ WAP – Wireless Access Point.
 - ☐ SNR – Signal to Noise Ratio.

- ☐ RSSI – Received Signal Strength Indicator.
- ☐ BOM – Bill of Materials.
- ☐ ADSL – Asynchronous Digital Subscriber Link.
- ☐ PDU – Power Distribution Unit.

5.3.4 Essentially this is a scheme to enhance the Wifi signal and distribution across the site and it is considered that no works will occasion harm to the listed building's special character.

5.4 **Alternative Options**

5.4.1 Nonapplicable.

5.5 **Pre-Commencement Conditions**

5.5.1 Nonapplicable.

5.6 **Conclusion**

5.6.1 It is considered that the proposed works will not occasion harm to the listed building's special character thus satisfying the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

6.1 That listed building consent be **GRANTED** subject to the following condition:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 23 September 2025	