

29 King James Way
Royston
SG8 7EF
18th July 2025

Planning Application No:25/00104/FP

SG8 7BZ

Dear Tom REA

Your staff did not inform me that the above application had been revived in a new form, necessitating further planning permissions. Records should have shown that I was closely involved in opposing the development of this site and have expressed reservations in writing and in person on every occasion when the expression of concerns was democratically allowed. I should have been informed of the planning committee meeting.

By way of explanation, I was told that NHDC does not have an email address for me. It has my postal address. I pay council tax and have a brown bin subscription. An issue of discrimination and maladministration has sadly arisen as a result. I am prepared to take the matter further, believing a breach of protocol has taken place.

Turning now to the proposal in question, please find below the substance of the objections I would have forwarded to you earlier had I been informed of the application being in hand.

1. There are issues around the designation of the site and ancillary buildings suggestive of irregularities in observing the requirements of a curtilage Grade 1 listing to 18, Melbourn Street. At present it is my view that the application is in breach of the law as it is applied to listings. I can elucidate further on 31st July. For the time being, it is enough to say that ownership of the land currently does not connect it in any way to the Banyers Hotel and that building's grade 2 status.
2. There are extensive access and parking issues:
Only one possible entrance point, measuring 4.5 meters across for two-way traffic to the site.
No possibility of widening it because grade 1 greenhouse immediately to the left.

Traffic emerging blind through this entrance onto King James Way encounters police cars ambulances etc travelling at great speed to and from Divisional Police HQ, immediately to the left.

Any obstruction at this point, the head of King James Way, cuts off all 96 dwellings in this very unusual, extensive cul-de-sac, housing in excess of 200 people... all potentially in need of an ambulance or fire engine, which can only reach them down this one narrow winding route.

The small development site does not allow for enough car parking spaces to cover visitor and delivery vehicle drivers' needs. An overflow of parking demand will put intolerable pressure on the insufficient car parking in King James Way, immediately next door. Single yellow lines down both sides of the road throughout only partially protect access now. Desperate visitors and even residents will chance a yellow line infringement if there is nowhere to park, as is often the case, obstructing the carriageway.

Essentially, the proposal to put 9 further dwellings into this mix represents an over development.

3. The proposed block of flats remains, in its new incarnation, too bulky, too tall and too undistinguished in design to be placed in such a sensitive position. I note the developers seem to be relying on the trees at the site to screen the building from view. The poor trees are unlikely to survive the experience ahead of them; they are to be subjected to novel {barely 20yrs in development},

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techniques of tree preservation by underground works. There is no evidence that such invasive techniques are in fact survivable by trees in the long term... they live longer than people, usually, potentially for ever experts now tell us, but only in optimal conditions.

4. Local people are already up in arms at the destruction of the habitat carried out on this intentionally re-wilded patch of ancient ground, right in the centre of town, which has given so much joy to so many, inhabited by the wild creatures, just to prepare it for development. Miraculously, wildlife is creeping back even now. Bats have been sighted again; a roe deer was seen there this week. Numerous small birds of various species returned eventually after the machinery had gone for good. A thorough investigation, using a wild observation hide, bat detectors and patience will verify all the anecdotal reports. **Is it not the case that the presence of bats precludes building work.?** We need to protect the bats before someone thinks of sending them packing. They were there last week.
5. Pressure to fulfil building targets has distorted attitudes to this application. The fact is, we have sufficient new flats in Royston already, increased by 75 in recent times at my last count, which I will substantiate on 31st July; this is pretty good going for a community of 17,000 people [2024 figure].
6. Finally, I question the market for flats; there are complex reasons to do with a pitched legal battle now began over the government's intention to improve the position of flat owners legally. The expert opinion is that it could run and run, having already pushed the sale of flats to an all-time low.

If possible please could the enclosed maps be displayed when objectors are speaking.

Yours sincerely



MARY PERCH

4 page enclosure.

18, MELBOURN STREET

Listed on the National Heritage List for England. Search over 400,000 listed [places](#)

(<https://historicengland.org.uk/listing/the-list/>)

First Heritage Listing June 1964

Overview

Heritage Category: Listed Building

Grade: I

List Entry Number: 1174750

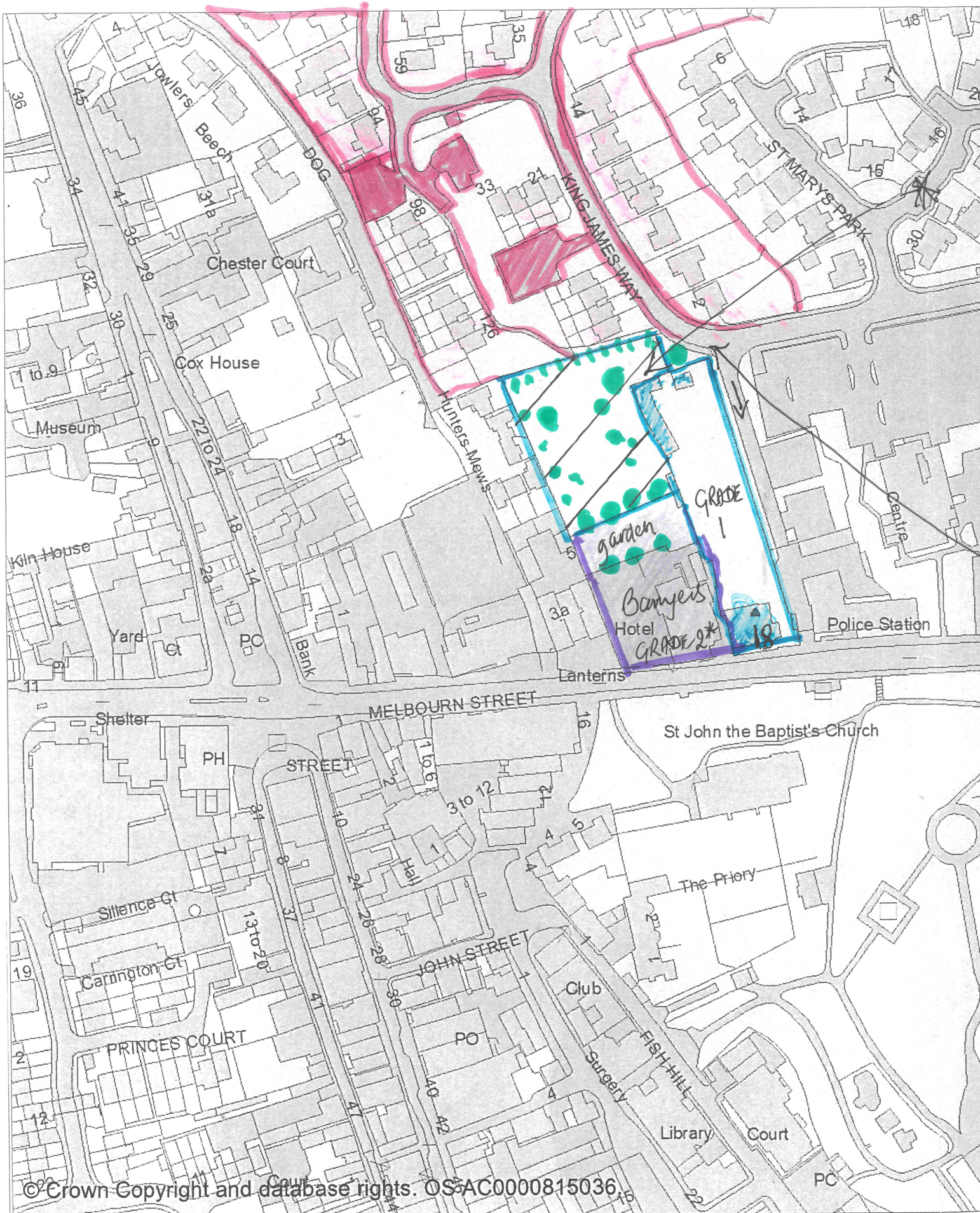
Date first listed: 14-Jun-1964

List Entry Name: 18, MELBOURN STREET

Statutory Address: 18, MELBOURN STREET

[Go to the official list entry](#)





Name: 18, MELBOURN STREET

- trees
- King James Way
- 18 Melbourn St.
- The Banyers.

This is an A4 sized map and shows

proposed development

← *sole entry to the site

← *sole entry to Division

Heritage Category:

Listing

List Entry No :

1174750

Grade:

I

County: Hertfordshire

District: North Hertfordshire

Parish: Royston

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:

TL 35763 40737

Map Scale:

1:2500

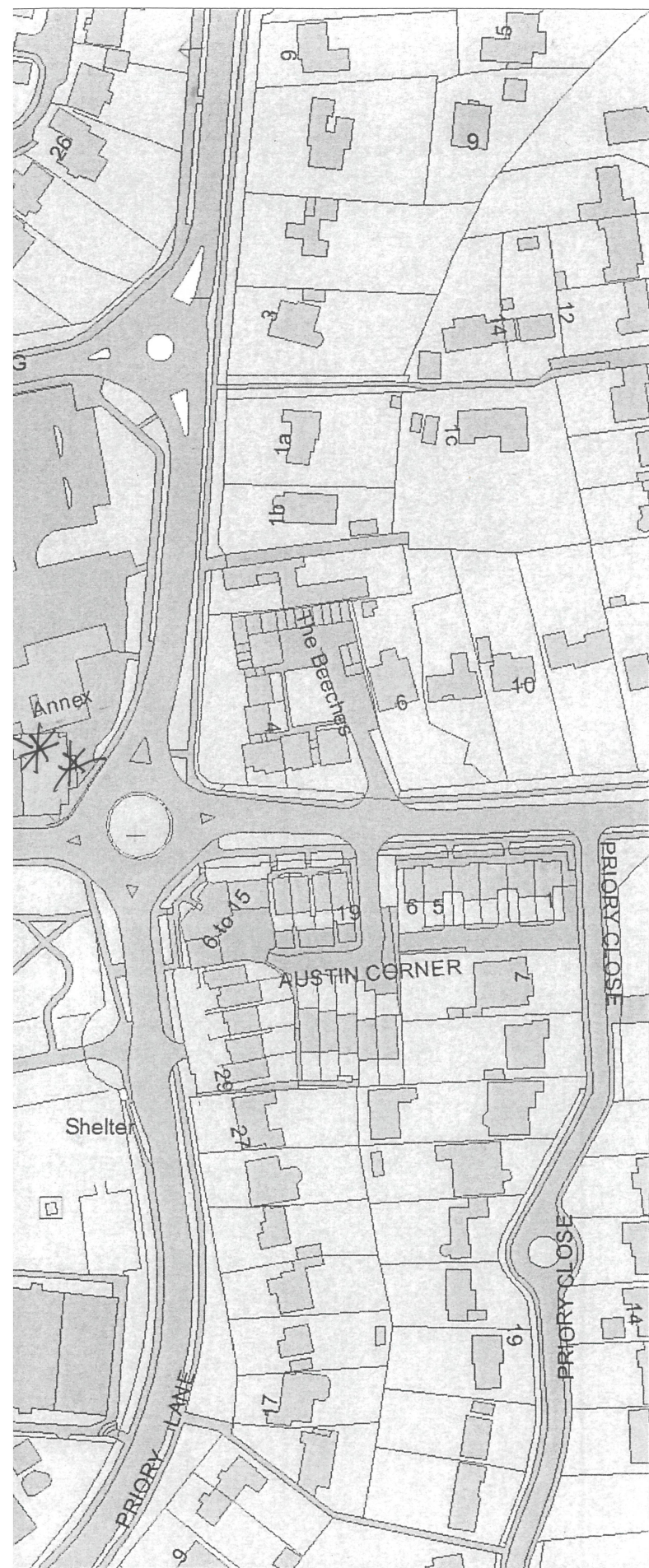
Print Date:

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