DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00687/FP	External: Remove existing brand signage and ATM and make good to match existing Internal: Remove non-original fixtures, fittings, furniture and equipment relating to the operation of the branch	7-9 High Street Royston Hertfordshire SG8 9YY

Submitted Plan Nos

Location Plan 2296/G1/E1 2296/G1/E2 2296/G1/01 2296/G1/GD

1.0 Policies

SECT7 Requiring Good Design

SECT12	Conserving and enhancing historic enviro
LP43	Shopping Areas in Town Centres
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 **18/00688/LBC** TO BE DETERMINED AT THE SAME TIME AS THIS APPLICATION

2.2 **15/00251/1AD and 15/00211/1LB** Installation of 3 illuminated facia signs, 2 illuminated projecting signs, 1 ATM surrounds. ATM cladding and 2 miscellaneous permitted non-illuminated signage items. GRANTED

3.0 **Representations**

3.1 **Conservation Officer** – No objection

3.2 **Royston Town Council** – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 7-9 High Street is a Grade II listed building located within the Royston Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the removal of the external existing brand signage and ATM and make good to match existing external materials. Internal removal of non-original fixtures, fittings, furniture and equipment relating to the operation of the Bank branch.

4.3 **Key Issues**

4.3.1 The keys issues are to assess the impact of the proposal upon the special character of the grade II listed building and upon the character and appearance of the Royston Conservation Area.

4.3.2 The existing signs are not, themselves, of special interest and were erected in 2015 under refs: 15/00251/1AD and 15/00211/1LB. The Conservation Officer considers that the proposed works would not impact on the listed building or conservation area to merit an objection.

4.3.3 The only other consideration at the present time is to seek to ensure that the front elevation is not scarred once the signs are removed and the submitted Heritage Statement states that ".... *work to re-instate plater infills will be carried out to match existing.....*". This would be acceptable and it is not considered necessary to impose a condition to cover this.

4.4 **Conclusion**

4.4.1 It is considered that the removal of the signs would not harm the building's special character, therefore, the works are UNOBJECTIONABLE.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 April 2018	