

P23-2774

10th April 2025

Henry Thomas
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Planning Portal ref: PP-13866985

Dear Henry,

Town and Country Planning Act 1990

Application to Discharge Condition 3 of Planning Permission 24/00398/FP.

First Floor, 27d High Street, Royston, Herts, SG8 9AA

Please find enclosed an application which I hereby submit on behalf of our client, Starmount Securities Ltd, which seeks the discharge of condition 3 of permission 24/00398/FP.

Planning permission ref 24/00398/FP was granted on 19th July 2024 for the change of use of a first-floor unit from ancillary Sui Generis (Launderette) space to a C3 dwelling.

Please find enclosed the following plans and documents:

- The relevant application forms and certificates of ownership
- Site Location Plan, reference: P23-2774_DE_001__06
- Existing Bin Store Elevation, reference: P23-2774_DE_001_A_07
- Proposed Bin Store Elevation, reference: P23-2774_DE_001_A_08
- Covering Letter/Planning Statement (this letter)
- The appropriate application fee of £298 paid via the Planning Portal

Site Location

This application relates to the vacant first floor unit at 27d High Street in the town of Royston. The site comprises a first-floor unit which was last in use as ancillary space associated with the laundrette which operated at ground floor level.

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The ground floor unit, which has recently been vacated, had been used as a Sui Generis laundrette since it was built in the 1960s. The first-floor unit does not benefit from vehicular access or parking, but there is a small, gated yard to the rear where waste and recycling can be collected.

Planning History

The only planning history available on the Council's online planning register relating to the Site is the grant of planning permission for the change of use of the first floor from ancillary sui generis (laundrette) space to a 2-bedroom dwelling (LPA Ref: 24/OO398/FP). The current application seeks to discharge condition 3 attached to that consent.

Requirements of Condition 3

Condition 3 requires:

Prior to the occupation of the development hereby approved, details including location, materials, elevations and screening of bin stores shall be submitted to and approved in writing by the Local Planning Authority.

The condition therefore requires:

- Sufficient detail to enable the Council to determine the location of the bin store;
- Details of any proposed materials (if any);
- Elevations showing the proposed bin store;
- Details of any proposed screening (if any).

Submitted Information

Existing and proposed elevations of the bin store proposed to serve the consented C3 dwelling have been provided as part of this application. The plans show that, as was the case presented to the Council during the original application, the bins for the C3 unit will be housed in an existing off-street area adjacent to the external staircase which grants pedestrian access to the first-floor units on land which is also within the control of the applicant.

Given that the existing area is well-equipped to accommodate the C3 bins, no new materials or screening is proposed.

The bin store already exists and as can be seen on historic street view imagery, has been used to store bins relating to the units which front onto High Street. The Applicant has sole control over the land and has confirmed that the bins which previously were contained in the bin store area proposed to house the C3 bins can be moved to an alternative storage area and have no legal right to be placed in the proposed bin store location. The 'on the ground' experience will therefore be negligibly different from the existing situation.



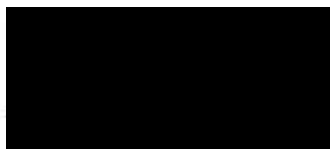
The elevations submitted with this application show the location of the bin store and demonstrate that 3x 240 litre bins (1x refuse, 1x dry mixed recycling, 1x fibre) and 1x 23 litre food waste bin can easily be accommodated within the bin store area, as shown on approved drawing P23-2774_DE_001__O3. This level of provision accords with the guidance contained in “Waste Storage & Collection Guidance For Developers”, produced jointly by East Herts and North Herts Councils.

No new materials, or screening is proposed and this is considered to be appropriate given the context along King Street. The bin store provides an off-road space to accommodate bins, which is not commonplace along King Street. Indeed, as can be seen on Google Streetview and by any trip to the site, the majority of bins on the eastern side of the road are positioned along the kerbside and are not setback.



I trust that the above and enclosed is sufficient to register and determine the application, however, please do not hesitate to contact me should you require any further information.

Yours sincerely,



Ben Kelly
Associate Planner
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