Planning Department
North Herts Council
Gernon Road
Letchworth Garden City
SG6 3JF

24 Mount Street
Manchester
M2 3NX

17 January 2025

By email: planning.control@north-herts.gov.uk

Notice of works occurring under Part 8, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 at Royston Station, Royston

RJP town planners ('RJP') is writing to North Herts Council ('the Council') on behalf of Govia Thameslink Railway ('GTR') and in consultation with Network Rail ('NR') to give notification of permitted development works occurring at Royston Station.

Under Part 8, Class A of Town and Country Planning (General Permitted Development) (England) Order 2015, development by railway undertakers on their operational land, required in connection with the movement of traffic by rail, is permitted development. Reconstruction or alteration of a building or structure where its design or external appearance would be materially affected is permitted where said structure is located wholly within a railway station. It is standard practice that the boundary of a railway station is defined as the station lease area. All works will occur within the station lease area (Figure 1) and therefore the proposal is permitted under Part 8, Class A.

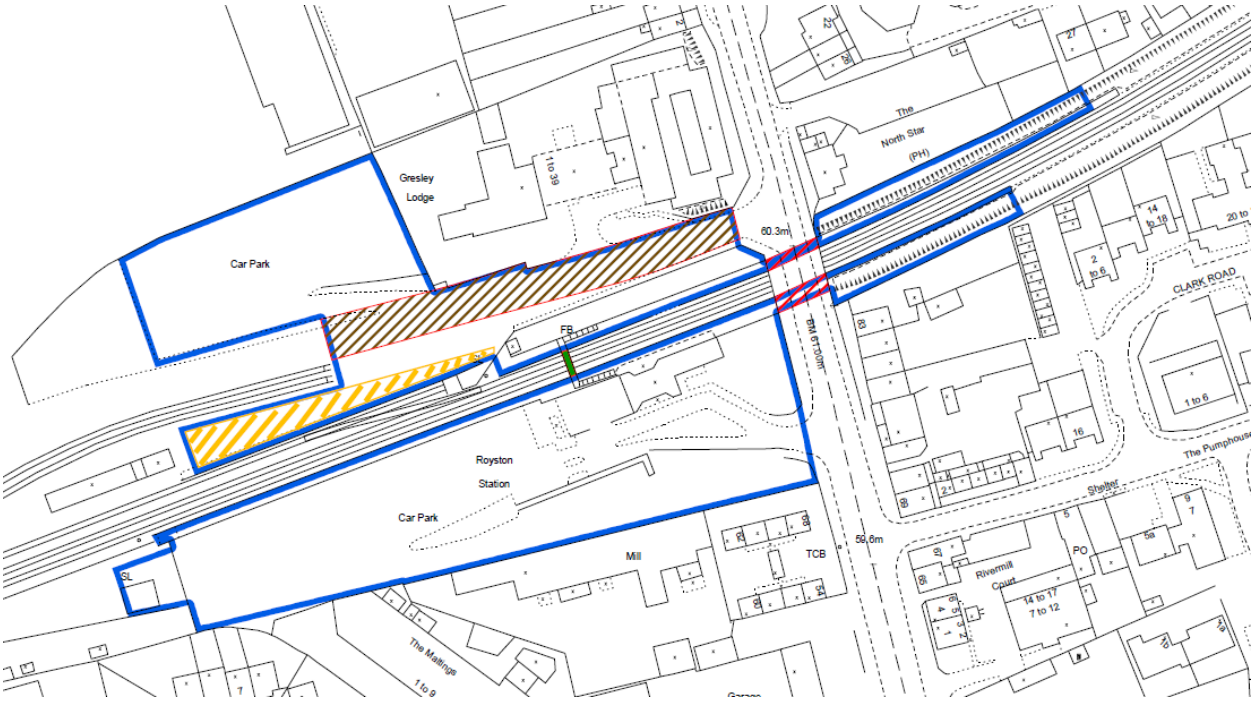


Figure 1 - Location of proposed works (yellow hatch) within station lease (blue line)

The purpose of the works is to secure the station entrance, reduce anti-social behaviour and improve revenue protection. A full schedule of works has not yet been finalised but can be summarised as follows:

- Erect a new gating enclosure with a canopy cover at the secondary entrance of the Station located at the rear of Platform 2, comprising two standard-sized ticket gates and one wide aisle gate;
- A new rail replacement bus facility at the existing parking bays in front of the lift at Platform 2, comprising two to three Macemain canopies as passenger waiting shelters and queuing barriers;
- Ancillary works including a new side gate east of the proposed gatelines to segregate the refuse compound from the public area, and a side gate to the west for emergency access during non-operational hours of the Station;
- Other adjustments and improvements to the existing car park north to the Station, including widening the footpath to comply with the Disability Discrimination Act (DDA) standards.

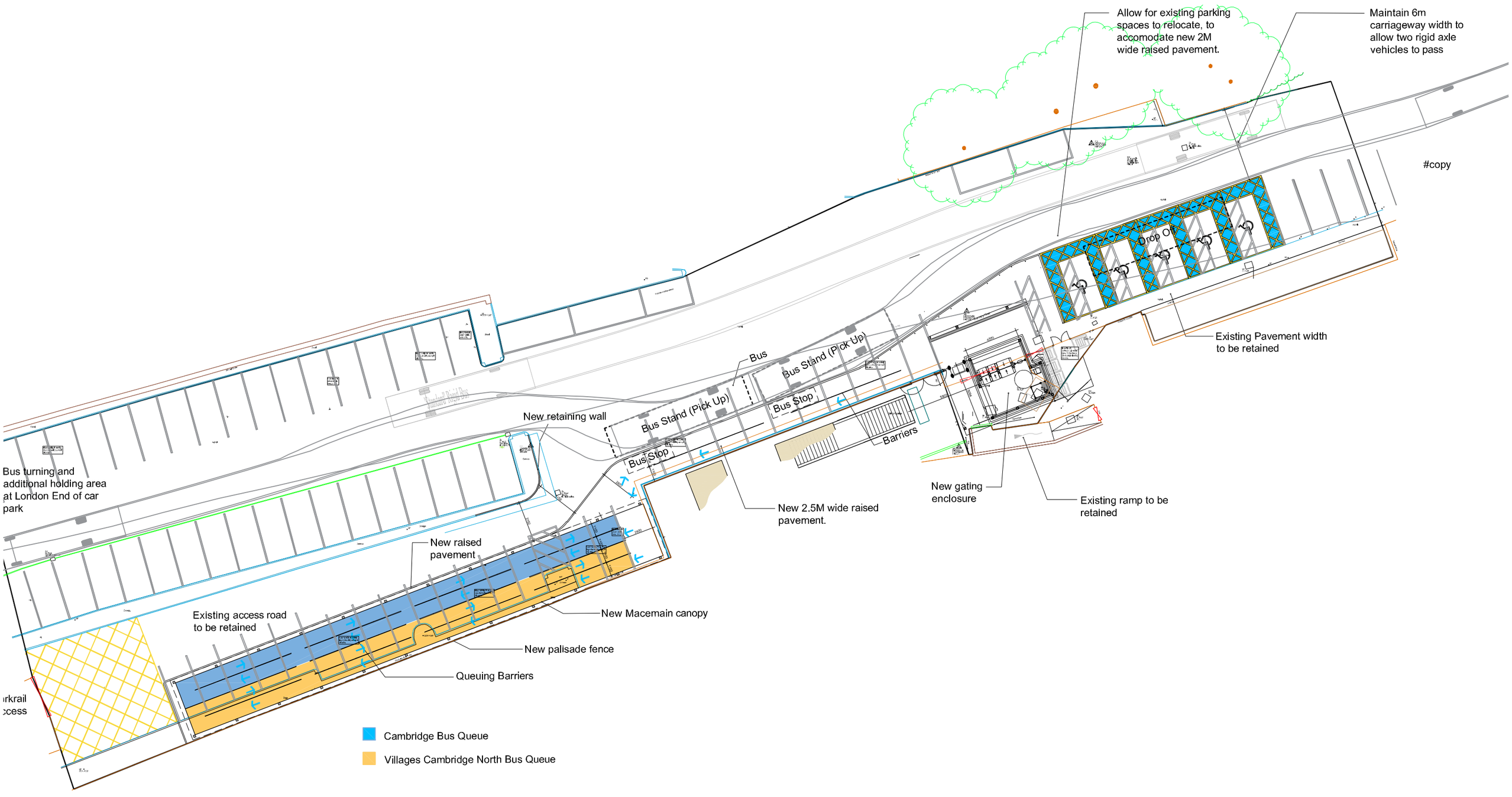
Please find enclosed a copy of the draft proposal plans and station lease area plan. If you have any questions, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Marc Zablotny
Senior Planner, MRTPI

RTPI
mediation of space · making of place



Notes:

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This drawing is to be read in conjunction with the scope of works, specification and premeasure

No dimensions to be scaled from this drawing

All dimensions to be checked on site by the Contractor

Where discrepancy occurs between scope of works, specification and premeasure and drawings the Contract Administrator must be notified immediately

0 2 4 6 8 10 20

SCALE 1 : 150

REV	DESCRIPTION	DATE	DRAWN	CHECK
F1	FEASIBILITY DRAFT	26/11/24	MA	CL

Project Title:
Royston Station Gating

Royston Station
Kneesworth Street
Royston SG8 5AH

For : Govia Thameslink Railway GTR

ttpp CONSTRUCTION CONSULTANTS
Tel: 020 7940 6500 Web: www.ttpp.co.uk

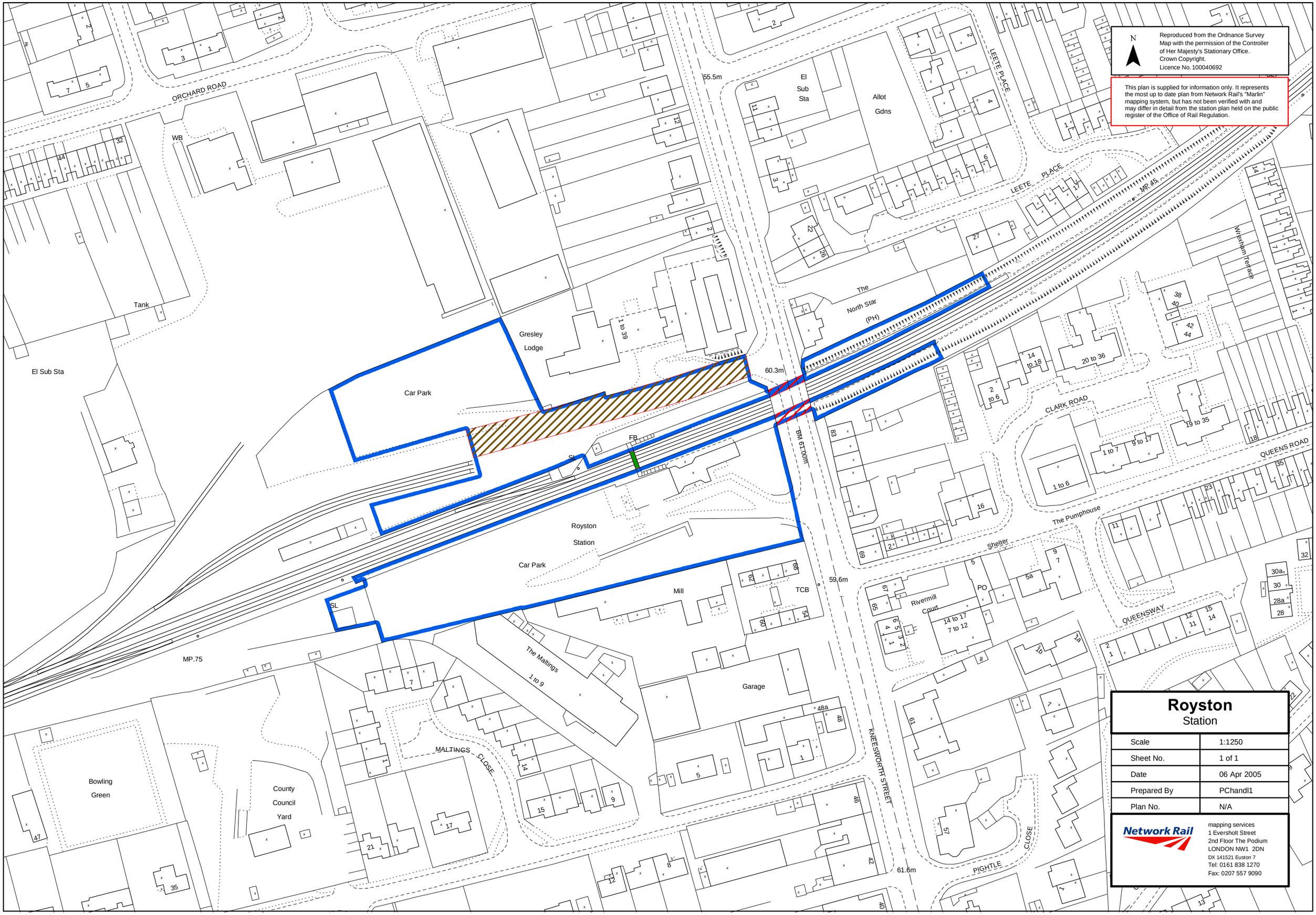
FEASIBILITY

Drawing Title:
Proposed Layout Option 4
Bus Replacement - External Area

Scale:	Date:	Drawn:	Checked:
1:300@A3 1:150@A1	Oct 24	CG	CL

Drawing No:	Revision
6629.01/02/04	F1

G:\Royston\01 Drawings\02 SHEETS\01 FEASIBILITY\(02) Proposed\Royston\01 02 Proposed Site Layout Option 4.dwg



Royston
Station

Scale	1:1250
Sheet No.	1 of 1
Date	06 Apr 2005
Prepared By	PChandl1
Plan No.	N/A

Network Rail

mapping services
1 Eversholt Street
2nd Floor The Podium
LONDON NW1 2DN
DX 141521 Euston 7
Tel: 0161 838 1270
Fax: 0207 557 9090

Coordinates at centre of map (E, N): 535370, 241253

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