

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00028/LBC	Single storey rear extension following demolition of existing rear extension. Alterations to existing kitchen area in basement.	2 Old North Road Royston Hertfordshire SG8 5DS

Submitted Plan Nos

Location Plan DWG001 DWG002 DWG003 DWG004

1.0 Policies

1.1. **National Planning Policy Framework (2024)**

Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed and beautiful places
Section 16 – Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development in North Herts
Policy SP2 Settlement Hierarchy and Spatial Distribution
Policy SP9 Sustainable design
Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design
Policy D2 House extensions and replacement dwellings
Policy D3 Protecting living conditions
Policy HE1 Designated heritage assets

2.0 **Relevant Site History**

- 2.1. Concurrent Listed Building Consent application – 25/00028/LBC to include alterations to existing kitchen area in basement.

3.0 **Representations**

Press and Site Notice – None received.
Royston Town Council – No objection.
NHC Conservation Officer – No objection subject to conditions.
National Amenities Societies – None received.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

Nos. 2 and 4 Old North Road form a pair of three-storey Grade II listed buildings and are located north of the Royston Conservation Area and within the settlement boundary where development is generally accepted subject to policy requirements and an assessment of harm resulting from the proposed development.

4.2. **Proposal**

4.2-.1. Listed Building Consent is sought for the erection of a single storey rear extension following demolition of existing rear extension and alterations to existing kitchen area in basement.

4.2.2 The application is accompanied by a Heritage Design and Access Statement.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The impact of the development upon the designated heritage asset.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the development would have on the environment.

Impact on Designated Heritage Assets:

4.3.2 Paragraphs 135 c), 20, 210, 212, 213 and 215 are relevant in terms of Section 16 of the NPPF as is Policy HE1 of the Local Plan.

4.3.3 Policy HE1 of the Local Plan supports development that *“Enables the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to the local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use.”*

4.3.4 There is no heritage objection to the demolition of the existing rear extension and the erection of a single storey rear extension subject to the precise detailing of the window and door joinery and the quality of the facing brickwork, particularly the choice of brick.

4.3.5 In regard to the proposed internal alterations, no heritage objection arises from the modifying of the pair of exiting ground floor 3-pane windows to form an entrance to the proposed extension and neither is there an objection to the proposed alteration to the basement stair.

4.3.6 I am therefore satisfied that the proposed development complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.4 **Conclusion**

4.4.1 The development is of a good quality design which preserves the significance of the heritage asset. As a result, it is considered that the development accords with the provisions of Policies SP13 and HE1 of the Local Plan 2011-2031 and Section 16 of the NPPF (2024).

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED**

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.

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.

3. New brickwork shall match as closely as possible the existing rear elevation brickwork and any brickwork salvaged from the demolition of the rear addition and a sample of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the above ground brickwork. The brickwork shall be completed in accordance with the approved sample.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

4. The new extension windows and doors shall be constructed in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

5. The new windows shall be vertically sliding sashes with pane-subdivision, glazing bar profile, top/mid/bottom rails matching closely those of the right-hand side windows at first and second floor at the rear of the building unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, a 1:1 scale drawing of proposed glazing bars and glazing system shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the new windows. Thereafter the windows shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

6. The width and cambered brick arch head to the existing ground floor rear window shall be retained when forming the door opening to the Utility Room. Either a single door or a pair of doors is consented, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the door(s). Thereafter the door(s) shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 2 April 2025	