

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03187/FP	Erection of aluminium bin store screening (proposed). Erection of aluminium bin store roof (development already carried out).	Ridgeways Field Crescent Royston Hertfordshire SG8 7LD

Submitted Plan Nos

M10824 A APL001 1A M10824 APL002A M10824 APL003A M10824 APL101A M10824 APL102A

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

2.0 **Site History**

- 2.1 06/02070/1 - Construction of 8 new temporary accommodation flats, office, communal facilities and 20 parking spaces. Refurbishment of existing temporary accommodation flats and communal access. Demolition of Warden's accommodation, communal facilities and stores. Provision of hardstanding area in rear garden of 79 Field Crescent and demolition of single garage.

Conditional Permission.

- 2.2 19/00695/DOC - Confirmation all conditions have been discharged relating to planning application 06/02070/1 granted 29.11.2006.

Approval of Details.

3.0 **Representations**

- 3.1 **Site Notice & Neighbour Notification** – None received.
- 3.2 **Royston Town Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site relates to the bin / cycle storage area on the north-west corner of the Ridgeways site in a residential part of Royston.

4.2 **Proposal**

- 4.2.1 The application seeks the retention of an aluminium bin / cycle structure (development already carried out) and the erection of screening. The canopy is approximately 3.1m to peak and 2.5m to eaves. The screening fence is 1.9m tall.
- 4.2.2 The canopy structure consists of grey powder coated aluminium with a corrugated filon roof. The screening fence consists of composite slats (full oak textures) and black aluminium posts.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 of the North Hertfordshire Local Plan is consistent with the objectives set out within the NPPF.
- 4.3.3 The bin / bike store is located within the north-west corner of the site and is therefore highly visible when entering and exiting the site. The DAS states that the original canopy was made of timber and suffered a fire, caused by antisocial behaviour. The existing aluminium structure was constructed in November 2021. Given that the structure is a replacement for an existing bin store, there is no objection in principle to its siting. The structure is a low-lying form of development which does not detract from the character of the street scene. In my view, the proposed screening would add significant visual benefit to the street scene, by obscuring the bins.
- 4.3.4 The proposal complies with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.6 The structure and screening have a modest height and are set away from the nearest neighbouring dwelling. Given that the proposal is a replacement of an existing bin store, I find no objection.

4.3.7 The proposal therefore complies with Policy D3 of the Local Plan.

Biodiversity Net Gain (BNG)

4.3.8 This application is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Parking

4.3.9 No impact on parking and cycle storage provision. The proposal complies with Policy T2 of the Local Plan.

Environmental Implications:

4.3.9 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.10 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

4.4.1 No objection. Grant conditional permission.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5.0 **Recommendation**

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

1. 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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 April 2026	