

HERITAGE STATEMENT AND IMPACT ASSESSMENT
GREENLAWNS
39 MARKET HILL
ROYSTON
HERTFORDSHIRE SG8 9JU



Greenlawns, garden front.

Prepared for Richard and Hannah Perera
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HERITAGE STATEMENT AND IMPACT ASSESSMENT

CONTENTS

1. Background
2. Purpose of the Report
3. Heritage Assets: Statutory and non statutory designations
4. Location/context/history
5. Summary of architectural and historic interest
6. External Description
7. Internal Description
8. Discussion and conclusions
9. Significance of Greenlawns, its fabric, features and setting
10. Appendix
11. References

IMPACT ASSESSMENT

12. The proposals
13. Assessment of the impact of the proposals on the identified significance (harm, enhance, neutral)
14. Weighing up the proposals
15. Conclusions

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HERITAGE STATEMENT

1. Background

This Heritage Statement has been commissioned to accompany applications for planning permission and listed building consent. The proposed works include *'to make the kitchen and breakfast room more open plan by part demolition of the dividing wall between them and to slightly move W2 and enlarge it to a 6/6 sash similar to W1'*

Details are given in section 12 below. This report includes desktop research including: review of various documentation, OS and other maps, the statutory list description, VCH Hertfordshire, Vol 3, 1912, Royston Conservation Area Appraisal. The assistance of Richard Perera, Paul Wiggins Architects and D Burstow of Hertfordshire Archives and Local Studies is gratefully acknowledged in the preparation of this report. Preliminary telephone calls to discuss the proposals were held with the architect and owner in January 2026.

2. Purpose of the Report

There are two main reasons for the report:

To provide an understanding of the nature of the listed building and its' significance in order to inform proposals for change. Secondly to meet the requirements of North Herts District Council Planning policies, The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) 2024. Under paragraph 207 of the NPPF, applicants are required to *'describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance...'*

3. Heritage Assets: Statutory and non statutory designations (Appendix 1)



Fig1. Royston Conservation Area Map (Acknowledgement North Herts Council)

Greenlawns is a grade II listed building (first designated 11 June 1976), located within Royston Conservation Area (designated 6 October 1969). There are a number of grade II listed buildings in the immediate vicinity including:

- The Green Man Public House, 37 Market Hill

- The Boars Head Public House, 35 Market Hill
- The Corn Exchange, Market Place, 1829
- 29 and 31 Market Place
- Telephone kiosk adjacent to No 29 and opposite The Boars head Public House, Market Hill.

There are two buildings of local interest located to the east of Greenlawns, BLI 26: No 41 Market Hill a late C18 building and former manse and BLI 27: Old Court, Police Station and Sergeant's House, Priory Lane, built 1883. A further building of local interest is located on the opposite side of Market Hill to the NE of Greenlawns- BLI 25: The Market Hill Rooms, Fish Hill, built 1840 as the British School for the children of non-Conformist families.

Four trees in the gardens of Greenlawns are noted on the Royston CAA map as 'trees with landscape and amenity value'

The boundary wall between Greenlawns and No 41 Market Hill is noted on the CAA map as an important boundary wall. It is a high wall constructed in flint and is noted as contributing to the character and appearance of the conservation area. (Royston CAA Townscape analysis 3.106)

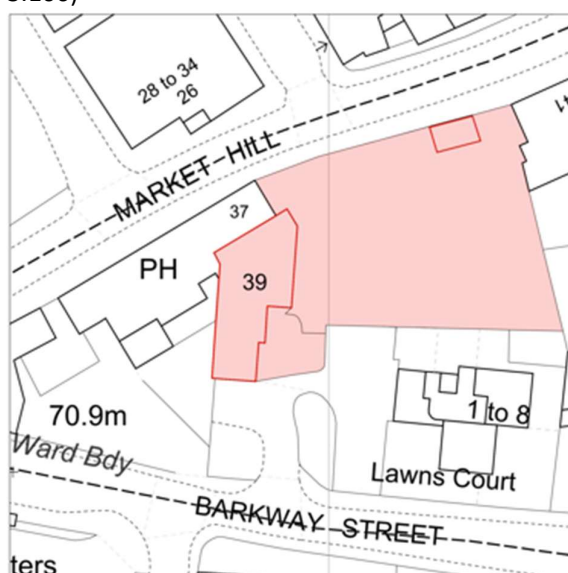


Fig.2 Greenlawns, Location Plan. Acknowledgement Paul Wiggins Architects

4. Location/context/history (Fig2. Location Plan)

4.1 Location: Greenlawns is prominently located in the historic core of the attractive market town of Royston, on Market Hill, with a vehicular entrance off Barkway Street.

4.2 Context: The context of Greenlawns is urban, sited near the junction of the intersection of the main north/south and east/west routes into the town. Barkway Street, Market Hill and a section of Priory Lane enclose an island of buildings in the south part of Royston. The Boars Head Public House occupies the corner of Market Hill and Barkway Street with the Green Man Public House, No 37 Market Hill, adjacent and to the west of Greenlawns. There are various statutorily listed (coloured red) and buildings of local interest (outlined in blue) in the Market Place and to the west of Greenlawns along Market Hill. See CAA map, Fig. 1.

4.3 History: (evolution of settlement, occupiers, photographic or map evidence).

Royston grew up at the cross roads of two ancient routes, Ermine Street starting from London and running north/south following the path of High Street and Kneesworth Street and Icknield Way the east/west route which ran from Yarmouth on the east across Buckinghamshire and to Falmouth, following Melbourn Street and Baldock Street. Ermine Street was a Roman road, whilst the Icknield Way was a prehistoric trackway. Royston is thought to have derived its' name from the Countess of Norfolk, named 'Roysia' who erected a wayside cross set in a stone base at the cross roads. The first reference to the Crux Rohaisie was in 1184, the first reference to Roiston was in 1286 and over time became Royston. The stone base is still at The Cross. (Ranson, 2018, p1). There is no mention of Royston in the Domesday Book of 1086, but the first documentary evidence is the Charter of Eustace de Merc, Lord of Newsells, regarding the foundation of the monastery in 1184. This was for an Augustinian order of canons. The monastery was adjacent to the Church of St John, a prominent and important historic building within the town, still surviving today. The grounds of the monastery largely remain in the form of memorial gardens. Royston Cave, re-discovered in 1742 has C13/C14 carvings.

Being on a key north/south route Royston had many important visitors through time including those making pilgrimages to the shrines of St Thomas a Becket in Canterbury, Richard Duke of York marching from Royston to fight the King in the first battle of the War of the Roses in 1455, James I stopping in Royston on the way from Edinburgh to London to take possession of the throne, staying at The Priory House. Hunting and field sports drew him back there and The Greyhound and The Cock Inns were converted to a hunting box. Charles I lived in Royston as a boy and later stayed in The Old Palace under arrest prior to his captivity and execution.

Royston market had grown under the monastery and was one of the largest cornmarkets in the country at the time of the dissolution in the 1530s. This is attributed to the location of the town at the crossing of two great roads within an extensive agricultural district. It was also the centre of a famous maltings industry. During the late 17th and 18th centuries the North Road became a significant coaching route from London to the North and Cambridge. Royston was important for mail and supported many inns for travellers, with about 50 inns in the 18th and 19th centuries. Malting/brewing developed in Royston between the 16th and 18th centuries providing for the needs of the many inns and ale houses. Local, domestic scale malting at the rear of Royston properties such as in Melbourn Street and Back Street (now King Street) expanded to larger scale purpose built maltings buildings such as Phillips Brewery on Baldock Street constructed in 1720 but destroyed by fire in 1909.

The coaching and malting industries brought great wealth to the town, resulting in the rebuilding or re-fronting of properties including shops, inns and houses in brick or render in the new Georgian style- with symmetrical frontages, classical porches or door hoods, sash windows and perhaps a parapet. With the advent of the Hitchin, Royston and Cambridge Branch of the GN Railway in 1850, the coaching era ended, but the town expanded on the north side around the railway station, maltings and corn mill in Kneesworth Street. The population doubled in the 19th century, largely dependant on agriculture or employed in the brewery or milling business.

Greenlawns , 39 Market Hill, Royston

The earliest part of Greenlawns fronting Market Hill, is reputed to date from the 1600s (Richard Perera) and the property once formed part of The Green Man public house.

According to Graham Joliffe, The Green Man was first mentioned in 1761 as the founding

place of the Royston Dissenting Book Club. The garden on the east side became the Town's bowling green in the 18th century. Greenlawns is a property which belonged to the Phillips brewing family. (Ranson, 2018).

The garden front range to the west of the early part was built in 1828-1929 (Ben Taggart) for John Phillips a retired army officer. His great uncle Robert Phillips bought Royston Brewery in 1725. The brewery remained in family ownership throughout the 18th and 19th centuries, the business being sold to Greens Brewery in 1897. The Green Man public house was originally called the Thoroughfare House, and was also owned by the Phillips family. The parish 'cage' and stocks lay behind it, in what is now the garden of the house, until 1793. At this point it became the bowling green, whereupon the stocks were moved to the lower end of Fish Hill. Greenlawns takes its name from the bowling green, and although John Phillips commissioned its construction, he never actually lived in it. The Market Hill range was originally the old Excise House for the town. The Green Man hosted many town events and societies.

Greenlawns was occupied by the Smith family and by the 1870s was occupied by Rivers Richard Smith, a local wine and seed merchant. The extensive cellars under the house were fitted out for wine storage. By 1912 the rateable value of Greenlawns was £40 and included 'a house, garden, stable and premises'.

In 1926 the house was leased from the Phillips Brewery by Lionel and Phyllis Etheridge. They lived in it through the Second World War until 1951 with their children June and Nigel, their aunt Tilly and their cousins Dick and Diana Neale.



Fig. 3 Photo of Greenlawns c. 1930s with Dick Neale, June Etheridge and Nigel Etheridge. Note the brick garden front was not rendered at this time; the early part to R. has a tiled hipped roof and the C19, 5-window range, a canted lower pitch slate roof

The cellar under the house continued to be used for storage by the wine merchant Christie's. A small shop, of Victorian construction, is clearly visible in a press photograph of Market Hill from 1910. It was situated in the garden, directly above the entrance to the cellar. The building, now demolished, was single-storey with a pitched roof and a large central chimney stack. The wine cellar was used as an air-raid shelter during the war, accessed from the back door of the wine shop.

In 1951 Greenlawns acquired its street number and the tenancy passed to Edward and Winifred Brown. In 1960 Kathleen and Peter Knowland became the new tenants. Five years later Donald and Eileen Gardner rented it and stayed until 1984. In that year the Whitbread Company sold the freehold of Greenlawns to David Little. The new owner was a munitions specialist who used part of the cellar as a gun room. The property was statutorily listed in 1985. During the 1980s David Little extensively modernised the house and built a two storey annex and double fronted garage. In 1999 the property was sold to Guy and Jenny Snell. Mr Snell interviewed June Etheridge about the differences in the house when she lived in it in the 1930s and the time of the Snell's ownership.

A ground floor plan annotated with June's recollections is shown below. See Fig.4

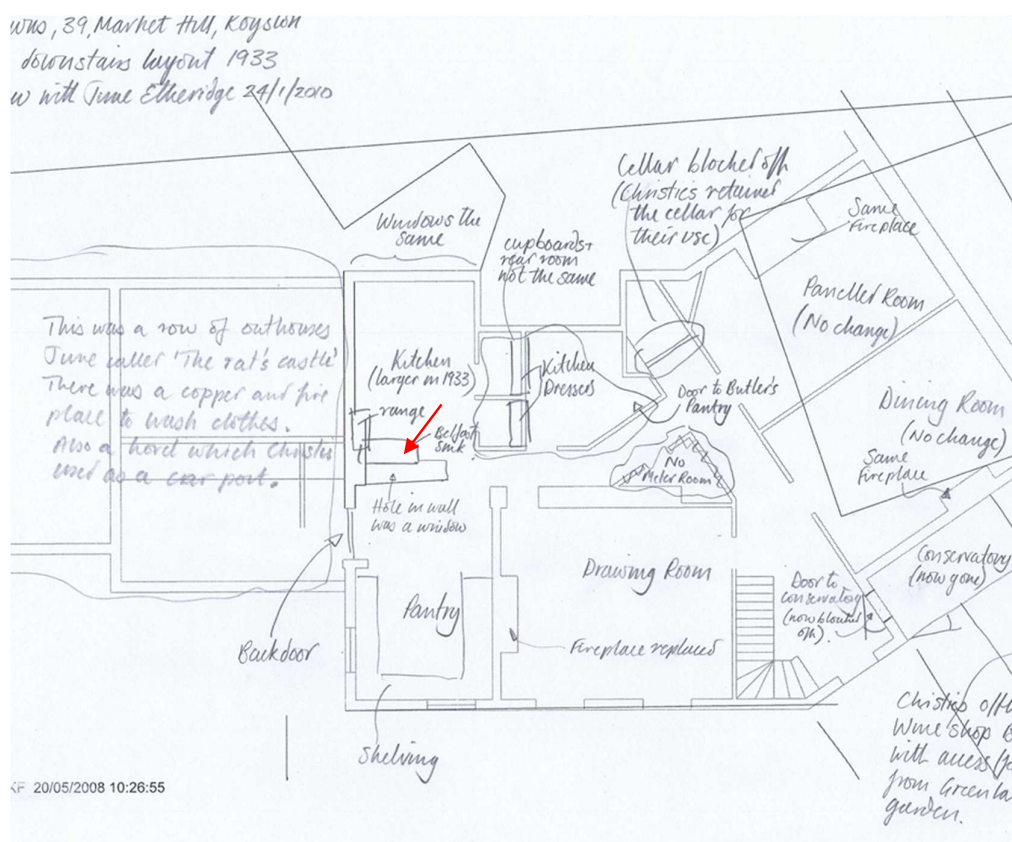


Fig. 4 GFI plan annotated with June Etheridge's recollection of the GFI layout in the 1930s.

The present owners, Hannah and Richard Perera and their son Alexander moved into Greenlawns in 2013. (Acknowledgement Ben Taggart, Archistory, 65 Croxted Road, West Dulwich, London SE21 8BA for extracts from the Archistory, Historic Report on Greenlawns)

Map evidence shows that the present floor plan of the property changed post 1790s. The One inch old series map of 1798 to 1878, although fairly schematic shows a continuous east/west footprint on Market Hill and a long north/south range with east/west section going across the plot boundary between the now Greenlawns and Green Man. By the time of the OS six inch 1830s to 1880s map the east/west range had disappeared. The 25 inch OS map is in greater detail and shows the Green Man as a continuous range and a small structure added to the east gable. The current footprint is evident by the double depth footprint and canted frontage with inset south gable of the south range (now containing the drawing room and kitchen/breakfast room). There are further structures shown to the south as far as the entrance to Barkway Street.



Fig. 5 OS One inch old series 1798-1878
(Acknowledgement NLS)



Fig. 6 1830s to 1880s county layers
(Acknowledgement NLS)



Fig. 7 OS 25 inch 1892-1914
(Acknowledgement NLS)



Fig. 8 OS 2000s (Paul Wiggins Archits)

5.0 Summary of architectural and historic interest

5.1. Greenlawns is a multi-phase property dating from the 1600s, reputed to have earlier origins. It has alterations and extensions of the early to mid C19 and 1980s. The building shows evidence of several phases of construction, evidenced by straight joints and changes in roof pitch and roof material between the Market Hill and garden frontages. It is important as a building associated with the inn/public house trade, offering refreshment to travellers in the 18th and 19th centuries as part of the Green Man Public House and for its long association with the Phillips family- prominent brewers in Royston.

5.2 Setting: *The setting of a heritage asset is defined as 'the surroundings in which a heritage asset is experienced' (NPPF, Annex 2: Glossary).* The setting of Greenlawns has historically

been urban, within the historic core of the town. The immediate garden setting includes areas laid to lawn, Kitchen garden and line of yew trees.



Fig.9 Garden setting with trees



Fig. 10 High flint boundary wall to Market Hill

5.3 Views: The Boars Head Public House, The Green Man and Greenlawns, all contribute to the form and character of The Market Place and are key focal features enclosing views up Market Hill and across the Market Place, as well as from the west where London Road splits to form the island. A key view marked capital 'G' is shown on the conservation area map looking from the Market Place to the Market Hill frontage of the Green Man and Greenlawns. There are only oblique partial views, due to vegetation of the NE gable elevation of Greenlawns from Market Hill and none from public view points of the south elevation.

6. External Description



Fig. 11 Market Hill frontage

Greenlawns was formerly part of a 2 storey, 5-sash windowed, hipped roofed property forming the Green Man Public House. At the present time the north west Market Hill frontage now comprises the left part of the property and is of 2 storeys, 3-window range with colour washed pebble-dashed brick walls and hipped old tile roof on the left. Flat band between storeys. Sashes are set back from face of wall (likely post 1774 Building Act), of 6/6

panes with slim glazing bars and sills.



Fig.12 NE gable



Fig.13 East garden front elevation

North east gable of 2 storeys with tall red brick/painted lateral stack, and tall sash at each floor to left of stack. Sashes are in frames flush with wall, rather than set back.

East garden front of 2 storeys, 4:1 bays with 4 sashes at first floor and a further sash in the canted angled bay above a panelled door with overhead. Two central FFI sashes have boxes for blinds with fretwork canopies. Ground floor has 2 tall French windows flanked by sashes. All ground floor openings have louvred shutters. Cambered brick heads to all openings. Low pitch grey slate roof, hipped on both ends. Tall brick buff brick ridge stack. Marked difference between the hipped range to Market Hill and the lower pitched garden front build, including roof profiles and construction materials. The garden range has a wide bracketed eaves soffit and is of colour washed yellow brick as seen in the extant chimney stacks and Fig. 3 prior to painting whereas the Market Hill range is of colour washed pebbledashed brick. Cast-iron rainwater goods.



Fig. 14 S gable to C19 extension



Fig. 15 South gable and c.1980s annex/garage

The south gable is of wide, low proportions, colour washed brick of 2 storey with a single 6/6 sash window with cambered brick head at first floor. There is a single modern 2-light

casement window at ground floor with a top hung opening light and brick soldier course above. The single storey, tiled/rendered 1980s annex/garage is attached to left, south.

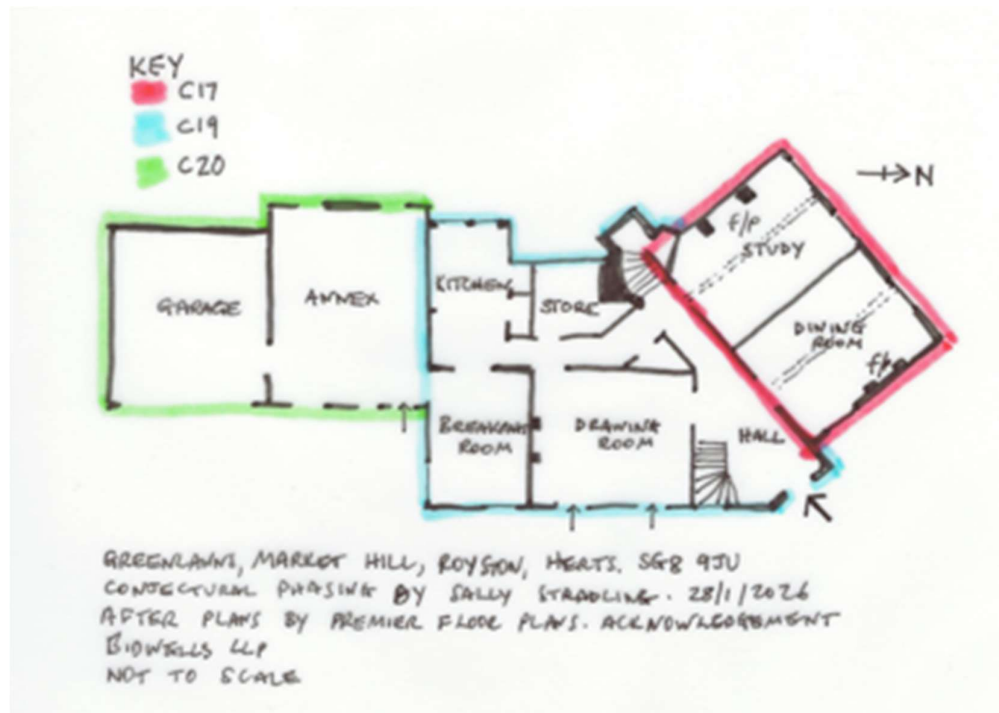


Fig. 16 Conjectural phasing on GFI Plan by Sally Stradling

7. Internal Description

There are 2 rooms in the 17th century earliest part of the property fronting Market Hill, comprising a panelled study and dining room. Both have end fireplaces. The study has a wide moulded beam and panelling of different character, tall and rectangular to the right of the fireplace (similar to early C18 examples in Calloway p. 86) , other panelling of small square form of 17th century date (similar to Calloway, Fig 1 and 2, p.25). There is a wide, 6-panelled pine door, with mouldings similar to early 19th century examples (Calloway, pp 176 and 177). The Dining Room has a wide moulded beam on wall bracket, end fireplace of early 19th century date with marble surround, dado rail and cornice. To the south is the double depth extension of early 19th century date with link with 2 staircases, one of 19th century date with stick balusters and wreathed handrail. Other rooms include the drawing room, breakfast room which overlooks the garden together with a store room and kitchen to rear on the west. Historic features of interest include a fireplace in the drawing room with classical style timber fireplace surround and picture rail; a 19th century fireplace in the dining room with plain marble surround and hob grate (Judith Miller, p. 49 and p.65), picture rail, dado rail and high moulded skirting board.

Attic with queen post roof of early 19th century date with clasped purlins laid on edge, supporting common rafters joined to a ridge board, over the south range. A principal rafter roof with collar and some flatways rafters together with rafters laid on edge over the 17th century range. Marks for battens on the backs of the principal and common rafters within the section of roof joining the NE and E ranges indicates the SW roof slope was formerly a stand-alone roof exposed to the elements with a roof covering likely of old red clay tile, before the

south range was added. Various renewed/extra timbers added for support to purlins. Brunskill describes the Queen post roof truss as *'a roof truss consisting essentially of a tie beam from which rise two queen posts each carrying a side purlin and receiving the upper part of an inclined blade, which rises from one end of a tie beam. The upper parts of the blades or principal rafters are jointed to a heavy horizontal straining beam and a lighter straining sill runs between the feet of the queen posts on top of the tie beam. Braces run diagonally between the foot of each queen post and the inclined blade of the principal rafter'*. Such trusses were used over considerable spans such as Albert warehouse, Gloucester. (Brunskill pp 168-9)



Fig.17 C17 range to Market Hill, with principal rafter truss with collar, tie, re-used flatways rafters and evidence of former location of battens on outer face of rafters



Fig. 18 Softwood queen post roof construction of about 1820 (Lake, p 52).

Attached to the south are the 1980s annex and garage. On the first floor there are 5 bedrooms, a shower room and bathroom.

8. Discussion

The Green Man public house is noted in the list description as a 5 sash-windowed building of 2 storeys, whitewash and pebble dash with a hipped roof with a single storey wing on the west. The date given is 17th or 18th century altered. However, the property known as Greenlawns, which previously formed part of The Green Man pub occupies the first 3 bays of the north west front range and is noted as early to mid 19th century in date, in its' respective list description. Thus the list description is confusing. It seems likely that the range facing Market Hill is of c.1600-1700 s date (principal rafter roof) with possible earlier origins (flatways rafters, thick walls) and was re-fronted in the late 18th or early 19th century during the heyday of the malting and coaching industries, along with other buildings in Royston at this time. Walling in the property is of differing thicknesses and it is likely that early fabric is encapsulated within the current envelope. However without detailed analysis it is difficult to establish the phasing of the different parts of the buildings with any certainty. The roof structures reveal that there is some re-use of early fabric- flatways rafters of perhaps 1600s date in the front range in a roof construction of principal rafters with collar and tie beam form. The south range abutting the NE/SW range is of low pitch with a slate roof and is of queen post construction with collar and clasped purlins on edge characteristic of early 19th century in date. Externally, the garden front range on the east appears c. early 19th century in form and character with a low pitched slate roof with bracketed eaves and 6/6 sashes with fine glazing bars. Despite the window heads of the windows throughout the property differing between flat heads on the Market Hill frontage and cambered brick heads on the garden front, the sashes are of similar 6/6 pane design with fine glazing bars without horns, typical of c. late 18th / early 19th century. (similar to Tutton, dated examples 191, 193, 196).

Conclusions

Greenlawns was once part of the Green Man public house. It has been adapted and changed over the years to meet the needs of successive phases of ownership and function. It retains fabric and features from the 17th to 19th centuries and likely encapsulates earlier fabric. It is likely that the property underwent significant change in around the 1820s as evidenced in the 19th century roof phase in the attic and features such as 19th century fireplaces, cornice, dado rail, skirtings, staircase and sash windows. The property has had associations with prominent persons in Royston's past such as the Phillips brewing family as well as being a community asset as a pub and venue for bowling and other associations and society events. In more recent times the property was let out before coming into private ownership.

STATEMENT OF SIGNIFICANCE

9. Significance of Greenlawns: fabric, features and setting

This section assesses the significance of the heritage asset(s) under the values set out in English Heritage's Advice Note No 12: *Statements of Heritage Significance*, 2019 and addresses the requirements of paragraph 207 of the NPPF (National Planning Policy Framework) 2024. The determination of significance is a key guiding factor, and all decisions should flow from an understanding of the significance and values attached to the site. The determination of the significance of heritage assets is based on statutory designation and professional judgement against four broad values: archaeological, architectural, artistic, historical (illustrative, associative, communal). The values are given an assessment of High, Medium or Low and an overall rating of Significance of Local, Regional or National follows. See Appendix 2

The various interests are defined as:

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.

Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

9.1 Significance of Greenlawns: Overall significance is *medium*, local and regional

Greenlawns has *medium* significance as a grade II listed building, dating from approximately 1600-1700s with early 19th and 20th century additions and alterations. It has an urban vernacular appearance with symmetrical frontage and hipped roof typical of the classical style emerging as a result of pattern books such as Moxon's, *Mechanick Exercises*, 1703

The archaeological interest and potential of the property lie in the surviving structure being able to yield further information about its' precise date, construction phases and features from in depth survey and possible dendrochronology- which are outside the scope of the present report.

Architectural and artistic interest: Greenlawns has *medium* architectural and visual interest as an urban vernacular property, prominently sited on Market Hill. Much of the sensory and intellectual appreciation of the property is derived from the visually attractive old red tile roof, symmetrical elevations on NW and E, classical proportions and elegant 6/6 sashes, 2 with blind boxes on the garden side which also has central French windows giving onto the garden. The property contributes to the quality of the townscape, the special character and appearance of Royston Conservation Area and to local distinctiveness

Historic interest: Greenlawns has *medium* historical illustrative interest as a brick built symmetrical townhouse (with earlier origins) which became typical of Georgian Royston as fashion for classical style became prevalent with the prosperity of the town during the coaching era.

The property has *medium* historical associative value in links with the Phillips brewing family of Royston. It has *high* communal value as a former public house, contributing to the commercial and social life of the town particularly in the 18th and 19th centuries.

9.2 Significance of the exterior and interior fabric and features - windows, doors, porch, partitions, staircase: Please see conjectural phasing, Fig. 16. The conjectural phasing plans give an indication of the relative age and significance of features and fabric. However, age alone cannot determine significance since architectural value, social history, archaeological value, communal and aesthetic value also need to be taken into account. For example, the service areas of a house typically for food preparation and cooking could be seen as of lower status than the public reception rooms of hall and parlour. Yet these are of considerable interest in understanding how past occupants lived and prepared, cooked or stored food.

9.3 Significance of the internal fabric: *Medium-High*

Features such as walls, floors, ceilings, chimney pieces, panelling, staircases, roof structures, doors, cornices, dado rails and skirtings contribute significantly to the architectural and historic interest of the building. 20th /21st fabric including partitions or fitted units are of no architectural or historic significance.

9.4 Significance of the external fabric: *High*

Roofing, walling, windows and doors and chimney stacks all contribute significantly to the character and appearance of the listed building. 20th /21st fabric including windows are of no architectural or historic significance

9.5 Significance of the garden setting: *Medium* evidential, historical illustrative, associative and aesthetic value as an open area laid to lawn, kitchen garden and trees, enclosed by a high flint wall on the Market Hill side. Together with the Green Man and Boars Head public houses Greenlawns occupies an island site at the junction of Market Hill and Barkway Street. The large garden has high associative and communal value in connection with the game of bowls, becoming the town's bowling green in the 18th century. It forms an attractive setting to the house. The trees are noted in the Royston CAA as having landscape and amenity value, the high wall as 'important'

10. Appendix

Appendix 1: Statutory list descriptions

Date first listed: 11 June 1976

MARKET HILL (South Side) No 39 Greenlawns

Grade II. GV Early to mid C19. Colour washed brick, Welsh slated roof. 2 storeys, canted corner on right, 4:1 windows, sashes and casements under cambered arches, some with glazing bars. Included for group value. Nos 35 to 39 (odd) form a group.

Date first listed: 11-Jun-1976

(South Side) No 37 (The Green Man Public House) TL 3540 1/85 II GV 2. C17 or C18, altered. Whitewashed pebbledash, hipped tiled roof. 2 storeys, 5 sash windows. Lower wing on west of 1 storey and attics has box dormer in tiled roof. 4 segmental arches, 3 with panels containing tall sash windows, 1 on right with carriageway. Nos 35 to 39 (odd), form a group.

Date first listed: 11-Jun-1976

MARKET HILL (South Side) No 35 (The Boar's Head Public House) TL 3540 1/84

Grade II GV . C17. Colour washed pebbledash, stucco plinth, old tiled roof with red brick chimney stacks. 2 storeys, 4 C19 lattice casement windows. Doorhood. Nos 35 to 39 (odd) form a group.

Date first listed: 11-Jun-1976

MARKET HILL (East Side) The Corn Exchange

Grade: II. 1829. Built in moulded yellow bricks patented by Caleb Hitch. 1 storey with hipped Welsh slated roof. Hollow rectangle plan. West front central doorway leads through to courtyard with covered walk under wide roof eaves on cast iron posts. Small shops opening onto walk have double doors marked by sash windows.

Date first listed: 11-Jun-1976

MARKET HILL (West Side) No 25 TL 3540 1/158 II 2. C18 front, altered. Whitewashed pebbledash, machine tiled roof. 2 storeys and attics, 2 flush sash windows with glazing bars. C19 shop front with modern glazing. Weatherboarded north side elevation. Pargetted back elevation.

Date first listed: 14-Jun-1964

Date of most recent amendment: 11-Jun-1976

MARKET HILL (West Side) No 29 (formerly listed as Shop premises 25 yards south of the Red Lion Public House under Market Place)

Originally 2 buildings, now in 1 occupation. On north, early C19, red brick with Welsh slated roof. 3 storeys, 2 sash windows with glazing bars in reveals under flat arches. Shop front to ground floor. C18 building on south, formerly with old tiled roof, now with machine tiled roof, front rebuilt in red brick. Modern shop windows. 5 1st floor windows with cast iron balconettes as on previous front elevation. Box dormers in mansard roof.

Date first listed: 26-Jan-1989

Date of most recent amendment: 21-Nov-1990

List Entry Name: K6 Telephone Kiosk Adjacent to Number 29 and Opposite the Boar's Head Public House

1/1027 MARKET HILL (west side) K6 Telephone Kiosk adjoining the Coach and Horses Public House The address shall be amended to read:- MARKET PLACE

II GV Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Appendix I (a)

Buildings of Local Interest (Royston Conservation Area Appraisal)



BLI 25: The Market Hill Rooms, Fish Hill The Meeting rooms were built in 1840 as the British School for the children of Non conformist families, in Royston. The building occupies a corner plot, abuts directly onto Fish Hill and faces towards the Market Place. It is a gabled building with slate roof and constructed of gault brick with rendered and painted sections. It has a tall octagonal gault brick chimney to the rear of the roof and a pair of vertical window openings to the front elevation, which probably originally accommodated sashes. Flint also forms part of the construction of the single storey elements and a boundary wall to the north. Reason for inclusion: Local interest to the social and educational history of the town.



BLI 26: No.41 Market Hill Late 18th century building with a facade constructed of clunch but faced with Cambridge white bricks in the 19th century. Render also evident and with hip slated roof. The building was at one time the manse for ministers at the John Street Congregational Chapel. The façade is symmetrical with a central door and identical timber sliding sash windows arranged either side and above at first floor level. Chimneys project out of the end hips, one of which is comprised of three octagonal stacks. The sides of the building are rendered. Reason for inclusion: Building of local architectural interest forming part of an effective group of buildings within the town.



BLI 27: Old court, police station and police sergeant's house, Priory Lane Built in 1883, these buildings form an important part of the town's history. They are an attractive group of buildings of similar design and materials, constructed of gault bricks with red brick and terracotta dressings, and with small paned casement windows. Unfortunately the railings to the front wall no longer exist. Reason for inclusion: Buildings of particular local historic interest, which illustrate important social aspects of the town and are effectively designed as a group. The corner location of the Sargent's house renders it a feature building.

Appendix 2: Significance and the National Planning Policy Framework 2024

Significance: values are archaeological, architectural, artistic or historic (illustrative, associative, communal)

What is 'Significance'?

Significance is defined in the Glossary of the National Planning Policy Framework, 2024 as *'the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not just from its physical presence but also from its setting'*

The various interests are defined as:

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.

Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

(NPPF 2024, PPG paragraph: 006 reference ID: 18a-006-20190723)

Levels of significance

- Very high: Grade I sites and buildings, Scheduled Ancient Monuments; sites/features of international significance
- High: Grade II* sites and buildings; sites/features of national importance
- Medium: Grade II sites; sites/features of regional importance
- Low: Sites /features of local importance, local listed buildings and landscapes
- Negligible: Sites/ features with no significant value

- Negative: Negative or intrusive features, which detract from the value of a site, such as impact on views

Appendix 3: British Standard, Magnitude of Impacts BS 7913:2013

BS 7913:2013 BRITISH STANDARD

Figure 2 Magnitude of impact plotted against value

VALUE	Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
	No change	Negligible	Minor	Moderate	Major	
MAGNITUDE OF IMPACT						

The magnitude of impact is measured against value to arrive at overall impact

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IMPACT ASSESSMENT

12. The proposals include: 'to make the kitchen and breakfast room more open plan by part demolition of the dividing wall between them and to slightly move W2 and enlarge it to a 6/6 sash similar to W1'

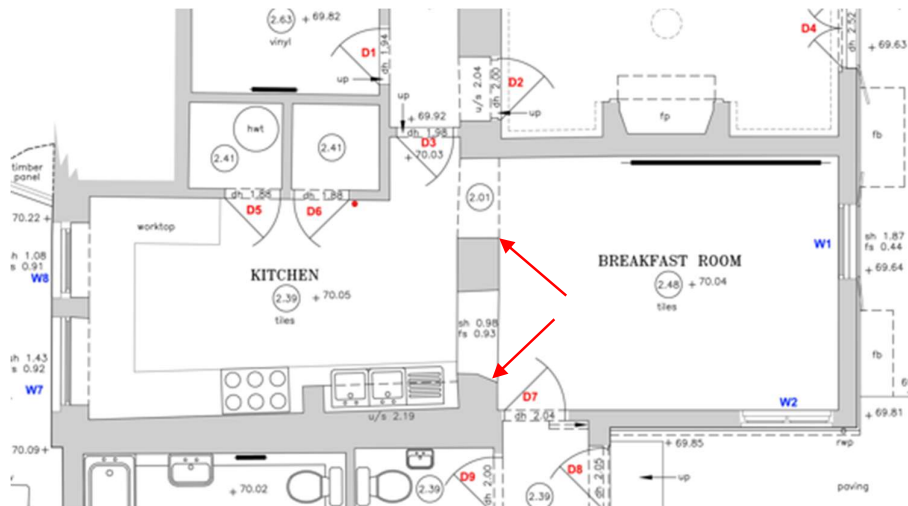


Fig. 19 Part of GFI plan showing dividing wall between kitchen and breakfast room

The section of wall proposed to be demolished is between the red arrows. The 'nib' adjacent to D7 on the bottom section of walling is proposed to be retained.



Fig. 20 Kitchen looking towards breakfast room.

The proposal is to remove the greater part of the walling marked 'C' in red, in order to open up the space and admit more light into the kitchen, which lacks natural light. The walling likely forms part of the early 19th century phase of the property. The aperture between 'C' and 'B' was said by June Etheridge in her 2010 interview and recollection of how the property was in the 1930s, to have previously been a window (see annotation on plan, Fig. 4 above). It is also proposed to change the GFI 20th century window with top-hung casement arrowed red on Fig. 13, existing S gable to a 6/6 sash window similar to those on the E front elevation and to move the location of it slightly away from the corner of the building. These modest changes would increase the light to the breakfast room and kitchen.



Fig.21 Existing S gable elevation.

Note small C20 window on GFI right proposed for change and move slightly to L.
(Acknowledgement Paul Wiggins Architects)



Fig.22 Proposed S gable elevation



Fig.23 Existing E elevation. Proposed new sash window would be similar in design and style to the frontage 6/6 sashes. (Acknowledgement Paul Wiggins Architects)

13. Impacts on the significance of Greenlawns: Assessment of the impact of the proposals on the identified significance (harm, enhance, neutral)

13.1 Impacts on the significance of the internal fabric:

The proposals would incur a *minor degree of harm* on wall fabric identified as of medium to high interest giving a slight impact. The removal of fabric identified as of 19th century date is mitigated by the retention of a nib of wall which serves to indicate the bay and room division, thus retaining evidence of the planform.

13.2 Impacts on the significance of the external fabric:

The proposals would have a *neutral to positive impact* on external fabric since the fabric proposed for demolition and replacement includes a 20th century window of nil significance and a small section of wall of 19th century date which has already been partly disturbed by the insertion of the 20th century window. The replacement of the top hung casement with a well proportioned sash window would bring positive benefits and enhance the architectural and aesthetic interest of the south elevation with a sash window in keeping with other historic windows in this range.

13.3 Impacts on the significance of the garden setting:

There would be no impacts on the garden setting by the proposed minor internal and external changes.

13.4 Impacts on other heritage assets-

There would be no impacts on other heritage assets. The south elevation is screened from public view and from other heritage assets in the vicinity by the high flint wall and tree/shrub cover.

13.5 Impacts on the conservation area

There would be no impacts on the character or appearance of the conservation area by the proposals, as the works are minor and sympathetic to a domestic window on a secondary side elevation, within the private garden area of a dwelling surrounded by walls and tree/vegetation cover.

14. Weighing up the proposals

The proposals are minor and sympathetic and limited only to those necessary to improve the lighting to a currently dark kitchen and to improve the functionality of the kitchen/breakfast room space. The dividing wall between these rooms currently has an opening in it (said to have once been a window by a former resident) The proposal would widen the opening, removing the wall below and above it, but retain the nib, such that the former line of the wall and its integrity would be retained. The plan form of the ground floor rooms would still be discernible and the historic layout preserved. These modest changes would make a substantial difference to improving the living environment and functionality of the main hub of the house. Bringing natural light into the kitchen and breakfast room would enhance the quality of life of the residents whilst being limited in scope and material impact on the fabric and features of the listed building.

15. Conclusions

Greenlawns is a property which has been adapted and modified over the centuries to meet the needs of successive owners. The current minor proposals do not involve change to the earliest part of the house but to service area spaces altered and adapted over time. The changes proposed can be achieved sympathetically without impacting the significance of Greenlawns, other heritage assets, views or the Royston conservation area.