

**Heritage, Design & Access Statement
for
Greenlawns, 39 Market Hill, Royston
SG8 9JU**

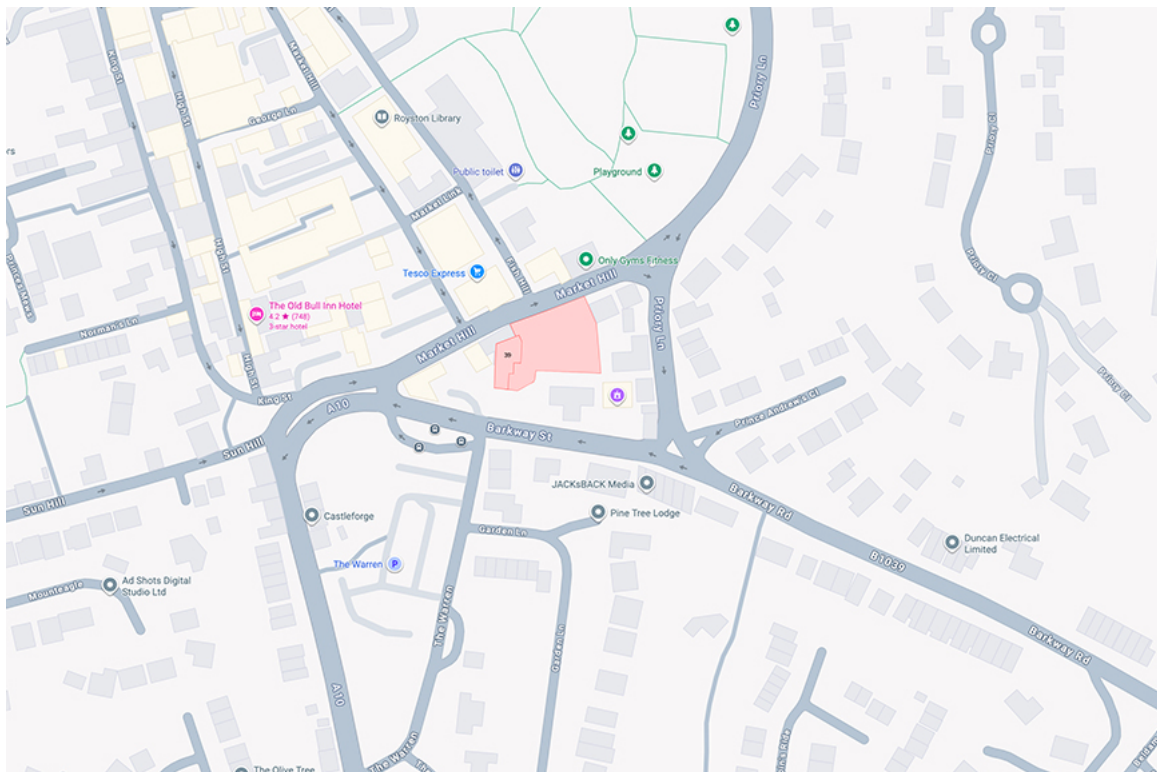
PLEASE READ IN CONJUNCTION WITH HERITAGE STATEMENT FROM INDEPENDENT SPECIALIST

Introduction

This heritage, design and access statement is in support of a planning application for minor alterations to a residential property.

The application site and environs

The proposed alterations are within a property named Greenlawns – a Grade II listed building (first designated 11 June 1976), located within Royston Conservation Area.



Whole of application site shown in light red

It is a mixed use one-way road, with a combination of a public house, shops, offices, social and private housing.

The application site is not a noticeable property from the public highway.



Main entrance to property from public highway



Rear view of property from public highway

Planning History

Various works as per schedule

39 Market Hill Royston Hertfordshire SG8 9JU

Ref. No: 21/01248/TCA | Received: Mon 19 Apr 2021 | Validated: Mon 19 Apr 2021 | Status: Decided

Crown reduce by approx 30% one Mulberry tree (T1)

39 Market Hill Royston SG8 9JU

Ref. No: 15/02622/1TCA | Received: Fri 09 Oct 2015 | Validated: Fri 09 Oct 2015 | Status: Decided

Replacement of up and over doors to attached garage with French windows and side lights

39 Market Hill Royston SG8 9JU

Ref. No: 08/00936/1LB | Received: Fri 25 Apr 2008 | Validated: Fri 23 May 2008 | Status: Decided

Detached double garage following demolition of existing shed (renewal of planning permission 98/0925/1HH granted 28 Augu...

Show more description

Greenlawns 39 Market Hill Royston SG8 9JU

Ref. No: 03/00982/1HH | Received: Wed 11 Jun 2003 | Validated: Wed 13 Aug 2003 | Status: Decided

Two storey 1 bedroom dwelling following demolition of existing shed

Greenlawns 39 Market Hill Royston Hertfordshire SG8 9JU

Ref. No: 00/01442/1 | Received: Wed 20 Sep 2000 | Validated: Wed 20 Sep 2000 | Status: Decided

Erection of two storey rear extension and 2 metre high brickwall following demolition of existing outbuildings.

Greenlawns 37/39 Market Hill Royston SG8 9JU

Ref. No: 85/01602/1 | Received: Fri 25 Oct 1985 | Validated: Fri 25 Oct 1985 | Status: Decided

Demolition of rear outbuildings together with erection of two storey rear extension and 2 metre high brick wall.

Greenlawns 37-39 Market Hill Royston SG8 9JU

Ref. No: 85/01603/1LB | Received: Fri 25 Oct 1985 | Validated: Fri 25 Oct 1985 | Status: Decided

Proposal

The proposal seeks to:

- demolish a small inner low-level wall and column between kitchen and breakfast room
- increase size of existing small window to breakfast room and move further along same wall (to increase light within)

Use

The property is currently designated as private dwelling and will remain as same.

Amount and Scale

As described immediately above, there is no extension or alteration to the size, footprint or general appearance of the property.

Layout

The site layout will remain unaltered.

Internally, the kitchen and breakfast room will be refurbished.

Appearance

Apart from the alteration and positioning of the single ground floor window to the south elevation there are alterations to the appearance whatsoever.

Landscaping

Will remain as existing, no alterations.

Access

Will remain as existing, no alterations.

Conclusion

The proposals are of a very modest and minor nature to this property – as also described and illustrated in the separate Heritage Statement.

However these minor alterations will have great significance to the occupants in the property by allowing the family dynamic to be more engaged, a modernised more open plan kitchen together with an uplifting increase in natural light.