

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00728/FP	Installation of front elevation roller shutter door.	14 High Street Royston Hertfordshire SG8 9AG

Submitted Plan Nos

Location Plan 101A

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking

2.0 **Relevant Site History**

2.1. 26/00729/LBC - Installation of front elevation roller shutter door.

Concurrent application

3.0 **Representations**

3.1 **Press, Site and Neighbour Notifications** – None received.

3.2 **NHC Conservation Officer** – Objection.

Nos. 14 & 16 are grade II listed with an C18 red brick front and C19 altered shopfront and are located within the Royston Conservation Area. The building forms part of a collective group, yet individually these buildings are significant in terms of their history and differing

architectural styles. When the roller shutter is lowered it will fill the entirety of the shop front, covering the shop frontage including its display windows and infilling the recessed shop doorway, creating a largely obscured, flat, semi-industrial appearance to the frontage of the shop. It would not preserve the character and appearance of the RCA or the setting of adjacent listed buildings. Whilst the roller shutter would only be down outside of opening hours when footfall may be less, this does not negate the harm caused. The incongruity of the shutter within this historic centre would cause a low level of less than substantial harm to the listed building's special character and to the character and appearance of the RCA. The proposal fails to satisfy the provisions of Sections 16(2) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of para 135(c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011- 2031.

3.3 **Royston Town Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is an end-terrace two storey building on the east side of the Royston High Street within the Royston Town Centre. The building is Grade II Listed and within the Royston Conservation Area. The listed entry reads as follows:

5255 HIGH STREET (East Side) Nos 14 and 16 TL 3540 1/115 II GV 2. C18 red brick front. Old tiled roof with wooden modillioned cornice and hipped casement dormer. 2 storeys and attics, C19 shop front, altered, with cornice. 1st floor has 2 nearly flush sash windows with glazing bars under flat arches. 1 building with No 12. Nos 2 to 32 (even), No 26A and Nos 1 and 2 John Street form a group.

Listing NGR: TL3563240657

4.2 **Proposal**

4.2.1 Installation of front elevation black aluminium roller shutter door.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The impact of the development upon the Grade II listing.
- 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 proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Design, Appearance and Impact on Designated Heritage Assets:

- 4.3.2 Paragraph 129 sets out that in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.3.3 Paragraph 212 of the NPPF states “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).”
- 4.3.4 Paragraph 213 of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 4.3.5 Paragraph 215 of the NPPF states “where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing optimum viable use”.
- 4.3.6 Policy HE1 of the NHC 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.”
- 4.3.7 Policy D1 of the North Hertfordshire Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.8 North Herts Council’s Senior Conservation Officer has objected to the proposal, stating that:
- “On Listed Buildings, external steel roller shutters are generally unsuitable and traditional timber shuttered, laminated glass and internal chain-link screens are modern alternatives... where external shutters may be considered, they must be sensitively designed in relation to the building and the street scene... when the roller shutter is lowered it fills the entirety of the shop front, covering the shop frontage including its display windows and infilling the recessed shop doorway, creating a largely obscured, flat, semi-industrial appearance to the frontage of the shop.”*
- 4.3.9 As such, I am minded to agree with the Conservation Officer that the roller shutters would reduce the relationship between the street and the shop behind by virtue of the design and materials proposed. As such, the proposal will harm the listed building’s special character and occasion harm to the character or appearance of the Royston Conservation Area.

- 4.3.10 Although a number of roller shutters can be seen within the wider street scene, only two fall on Listed Buildings, neither of which were subject of a formal application and this matter is being investigated. In my view, these are harmful additions which further erode the character of the Conservation Area and the Listed Buildings which they sit, as such they do not set a precedent for this proposal.
- 4.3.11 It is therefore considered that the proposal would have a detrimental impact upon the character and the significance of the designated heritage assets that outweighs any public benefits of the proposal. As such, the proposal would fail to comply with the NPPF section 16 and D1 and HE1 of the North Herts Local Plan. No convincing justification has been submitted to support an argument for optimal viable use.

Impact on Neighbouring Occupiers:

- 4.3.12 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D3 of the North Herts Local Plan.
- 4.3.13 Policy D3 of the North Hertfordshire Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.14 The proposal would not impact neighbouring amenity and would comply with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.15 Policy T1 of the North Hertfordshire Local Plan states that “planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network”.
- 4.3.16 The proposal would not impact parking requirement or provision.

Environmental Implications:

- 4.3.17 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 Hertfordshire 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.
- 4.3.18 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain (BNG)

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

4.4 **Conclusion**

- 4.4.1 *Nos. 14 & 16 are grade II listed with an C18 red brick front and C19 altered shopfront and are located within the Royston Conservation Area. The building forms part of a collective group, yet individually these buildings are significant in terms of their history and differing architectural styles. When the roller shutter is lowered it will fill the entirety of the shop front, covering the shop frontage including its display windows and infilling the recessed shop doorway, creating a largely obscured, flat, semi-industrial appearance to the frontage of the shop. It would not preserve the character and appearance of the RCA or the setting of adjacent listed buildings. Whilst the roller shutter would only be down outside of opening hours when footfall may be less, this does not negate the harm caused. The incongruity of the shutter within this historic centre would cause a low level of less than substantial harm to the listed building's special character and to the character and appearance of the RCA. The proposal fails to satisfy the provisions of Sections 66(1) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of para 135(c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011- 2031.*

4.4. **Alternative Options**

- 4.5.1. N/A

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reason:

1. Nos. 14 & 16 are grade II listed with an C18 red brick front and C19 altered shopfront and are located within the Royston Conservation Area. The building forms part of a collective group, yet individually these buildings are significant in terms of their history and differing architectural styles. When the roller shutter is lowered it will fill the entirety of the shop front, covering the shop frontage including its display windows and infilling the recessed shop doorway, creating a largely obscured, flat, semi-industrial appearance to the frontage of the shop. It would not preserve the character and appearance of the RCA or the setting of adjacent listed buildings. Whilst the roller shutter would only be down outside of opening hours when footfall may be less, this does not negate the harm caused. The incongruity of the shutter within this historic centre would cause a low level of less than substantial harm to the listed building's special character and to the character and appearance of the RCA. The proposal fails to satisfy the provisions of Sections 66(1) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of para 135(c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011- 2031.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 27 July 2026	