

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00729/LBC	Installation of front elevation roller shutter door.	14 High Street Royston Hertfordshire SG8 9AG

Submitted Plan Nos

Location Plan 101A

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 26/00728/FP - 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**

4.1.1 **Site and Surroundings**

4.1.2 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 has a shop front at ground floor level. 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.

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 is the impact that the proposed development would have on the special character, setting and significance of the listed building.

4.4 Design and Appearance

- 4.4.1 The proposed roller shutters by virtue of their unsympathetic design and materials would be detrimental to the character of the listed building. This addition is not considered to further enhance or reveal the significance of the listed building.

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 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.***

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 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.

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