

From: Tricia Craggs <Tricia.Craggs@north-herts.gov.uk>
Sent: 22 September 2025 10:07:24 UTC+01:00
To: "Vicki Wood" <Vicki.Wood@north-herts.gov.uk>
Subject: RE: 25/01343/FP

Hi Vicki

The proposed increase in ridge height to the high-level roof and the resulting external finishing detail to the gable end elevations of the building, the loss of original slate tiles and replacement with unsympathetic cement fibre and by reason of its design, would result in an unsympathetic alterations to the existing building resulting in a detrimental impact upon on the character and appearance of the building and the Royston Conservation Area. No public benefits would outweigh the harm identified to the heritage asset. The proposed development would fail to comply with Policies D1 and HE1 of the North Hertfordshire Local Plan 2011-2031 and Section's 12 and 16 of the NPPF 2024.

Tricia



Tricia Craggs MScCHE, PGDipBldgCons
Senior Conservation Officer

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Please note that my working days are Monday to Thursday.

From: Vicki Wood <Vicki.Wood@north-herts.gov.uk>
Sent: 22 September 2025 10:03
To: Tricia Craggs <Tricia.Craggs@north-herts.gov.uk>
Subject: RE: 25/01343/FP

Hi Tricia,

Please can you adjust to exclude the photovoltaic panels as the current application excludes these.

Vicki.

From: Tricia Craggs <tricia.craggs@north-herts.gov.uk>
Sent: 22 September 2025 09:59
To: Vicki Wood <Vicki.Wood@north-herts.gov.uk>
Subject: 25/01343/FP

Hi Vicki

The reasons for refusal are as follows:

The proposed increase in ridge height to the high-level roof and the resulting external finishing detail to the gable end elevations of the building, the loss of original slate tiles and replacement with unsympathetic cement fibre tiles and installation of photovoltaic panels, by reason of its design, would result in an unsympathetic alterations to the existing building resulting in a detrimental impact upon on the character and appearance of the building and the Royston Conservation Area. No public benefits would outweigh the harm identified to the heritage asset. The proposed development would fail to comply with Policies D1 and HE1 of the North Hertfordshire Local Plan 2011-2031 and Section's 12 and 16 of the NPPF 2024.

Hope this now resolves any issues.

Thanks



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