

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00352/FP	Installation of one external air conditioning unit to the north-east elevation (adjacent to the three existing similar air conditioning units) and installation of four air ventilation grilles to external elevations.	67 Kneesworth Street Royston Hertfordshire SG8 5AQ

Submitted Plan Nos

LocationPlan 1596-0200-P01a 1596-0400-P01 1596-0401-P01 1596-0600-P01 1596-0601-P01 (002)

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

SECN16	Conserve + enhance historic environment
SP9	Design and Sustainability
SP13	Historic environment
D1	Sustainable design
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets

2.0 **Relevant Site History**

2.1 **06/00704/1:** Change of use of shop (Class A1) to Veterinary Practice (Class D1). **Conditional Permission.**

2.2 **04/00477/1:** Use of first floor and loft as three bedroom residential unit (as amended by letter and parking plan received on 21 June 2004). **Conditional Permission.**

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received at the time of writing report.

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

3.3 **NHC Environmental Health** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a Veterinary practice situated on the corner of Kneesworth Street and Queens Road, Royston. The site benefits from a rear car parking area to the north, which is sited parallel with Queens Road.

4.2 **Proposal**

4.2.1 Installation of one external air conditioning unit to the north-east elevation (adjacent to the three existing similar air conditioning units) and installation of four air ventilation grilles to external elevations.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on the historic environment;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

4.3.2 Policies D1 and D2 of the NHLP require that development proposals respond positively to the site's local context. These policies are broadly consistent with paragraph 135 of the NPPF.

4.3.3 The proposed air conditioning unit to the north elevation would be sited in line with the existing units. The proposed unit would match the design and scale of the existing unit,

and would therefore have an acceptable impact on the existing site and street character. The proposed ventilation grills would be small in scale, and would therefore have a minimal visual impact.

- 4.3.4 The proposal is considered to accord with Policy D1 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on the Historic Environment

- 4.3.5 Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset - in this case, the Royston Conservation Area - and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. These policies comply with the LPA's statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are broadly commensurate with Section 16 of the NPPF.
- 4.3.6 The proposed air conditioning unit and ventilation grills would be visible from the Conservation Area. However, the proposed elements would be of an acceptable scale, as to reduce visual impact, and therefore would not have an unacceptable impact on the character of the Royston Conservation Area.
- 4.3.7 Regarding the impact upon the historic environment, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies SP1 and HE1 of the Local Plan, and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.9 As confirmed by the Environmental Health Officer, the submitted noise assessment has adequately demonstrated that the proposed air conditioning units would not generate unacceptable noise disturbance. The proposal therefore would not have an unacceptable impact on existing residential amenity and accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.10 The proposed development would not impact existing access and parking arrangements and therefore complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.11 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED**, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 April 2026	