

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00452/FP	Emergency foul sewer connection from St James House to the existing sewer in George Lane Royston (development already carried out).	St James House 40 High Street Royston Hertfordshire SG8 9AG

Submitted Plan Nos

Location Plan 319.07C 319.10 Rev E 319.14 Rev B

1.0 Policies

D1	Sustainable design
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2.0 **Site History**
None relevant

3.0 **Representations**

3.1 Royston Town Council: No response

3.2 Herts Highways: No comments to make.

3.3 NHDC Environmental health : No objections

3.4 Anglian Water: No response

3.4 Site Notice / Adjoining occupiers: No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.2 St. James House is a four storey building comprising ground floor retain units and upper floor flats fronting the High Street with its southern flank elevation running along George Lane an unclassified road linking High Street to Market Street. George Lane is maintained by Hertfordshire County Council as highway authority. The lane is hardurfaced with part tarmac and part cobbles. A single yellow line either side denotes a parking restriction.

George Lane is not a definitive right of way. The site is within the Royston Conservation Area

4.2 **Proposal**

The retention of a waste pipe running approximately 12 metres in length along the southern flank wall of St. James House. The pipe is located approximately 30 cm above ground level exiting the building at its western end and then connecting to the underground sewer at its eastern end.

4.3 **Key Issues**

4.3.1 Design and appearance and impact on the Conservation area

4.3.2 The installed waste pipe is of a standard 110mm diameter underground pipe usually used below ground for foul water disposal. In this case the pipe is clearly mounted externally at a low level. Whilst not ideal in terms of its siting and appearance there are other externally mounted rainwater pipes albeit vertical at various locations in George Lane and in surrounding streets. As such the principle of externally mounted pipework is well established.

4.3.3 The development does have some minor impact on the appearance of the Conservation Area however the pipe is at a low level and sited against a large modern building. The applicants have offered to paint the pipe (presumably black) to match most other external pipework in the area thus mitigating its impact . I consider that this

solution is acceptable and minimises the harm to the character and appearance of the conservation area

- 4.3.4 In terms of impact on other historic assets, Nos 4 & 6 Market Hill to the eastern end of George Lane are Grade II listed however the waste pipe does not affect the setting of these buildings in my view

4.3.4 Public health issues

- 4.3.5 The Council's Environmental Health team have been consulted and raise no objections and do not request any conditions. No response has been received from Anglian Water who is the responsible sewage authority. In these circumstances and given that external foul water pipes are not unusual on older buildings it is considered that there are no public health or amenity grounds on which to substantiate an objection.

4.3.6 Highway impact

- 4.3.7 George Lane is not a through road for vehicular traffic as a bollard prevents exit / entry to vehicles at the High Street end of the lane. As such there is very little if any vehicular movement in George Street that could damage the pipe. The lane is maintained by Herts Highways as the highway authority and the appropriate notice has been served on the HA who have replied to consultation with a 'no comment' response. In these circumstances it is considered that there are no highway grounds to sustain an objection.

4.3.8 Impact on neighbouring property

- 4.3.9 There are two takeaways and some small residential units on the opposite side of George Lane but the small scale nature of this development means that the development has no significant impact on these uses.

4.3.10 BNG and Climate change

- 4.3.11 The development is exempt from the need to demonstrate a 10% net gain in BNG and the small scale of the development means that there is no impact on local climate change.

4.4 **Conclusion**

The development is acceptable in planning terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

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

1. Within 3 months of the date of this planning permission the waste pipe shall be painted black to match other external pipes within the vicinity of the site and retained as such thereafter.

Reason: In order to minimise the visual impact of the pipework in the interests of the amenity of the area. To comply with Policy D1 of the Local Plan.

Biodiversity Net Gain

1. 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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 April 2025	