

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02060/FPH	External alterations to Music Room and Service Wing. Partial conversion of Coach House (Home Farm) to residential annexe. Demolition of mid C20 Workshop and construction of Swimming Pool and Gym with link corridor together with erection of walled courtyard to south of new Pool and Gym. Demolition of 2no garage buildings (retaining early C18/early C19 wall and incorporated into the construction of replacement garage building). Reinstate loop driveway (as amended by plans received on 07/02/2025).	Julians Julians Park Rushden Buntingford Hertfordshire SG9 0TD

Submitted Plan Nos

2309/PD/203 Rev L 2309/PD/201 Rev N 2309/PD/204 Rev L 2309 PD 205 B 2309/FD/003 B
 2309/PD/200 2309/PD/202 J 2309/PD/206 D 2309/PD/207 2309/PD/208 2309/SD/101 B
 2309/SD/101B 2309/SD/102 2309/SD/103

1.0 Policies

1.1. National Planning Policy Framework (2024)

Section 2 Achieving sustainable development
Section 12 Achieving well-designed places
Section 16 Conserving and enhancing the historic environment

1.2. North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP1 Sustainable development in North Herts
Policy SP2 Settlement Hierarchy and Spatial Distribution
Policy SP9 Sustainable design
Policy SP13 Historic environment

Development Management Policies

Policy CGB1 Rural Areas beyond the Green Belt
Policy D1 Sustainable design
Policy D2 House extensions and replacement dwellings
Policy D3 Protecting living conditions
Policy T1 Assessment of transport matters
Policy T2 Parking
Policy HE1 Designated heritage assets

2.0 Relevant Site History

Concurrent Listed Building Consent application – 24/02061/LBC.

15/00864/1LB - Demolition and rebuilding of part of free-standing brick garden wall around swimming pool. Conditional Consent.

15/02023/1DOC - Discharge of Condition 2: With regard to Item 8 of the list forming part of Gawn Associates letter dated 20 March 2015 submitted with this application, a sample brick panel indicating brick bond, type and mortar mix shall be erected close to the section of wall proposed to be demolished and shall be inspected and approved in writing by the Local Planning Authority prior to the demolition of the existing wall (as attached to listed building consent application number 15/00864/1LB granted 28/05/2015). Approved.

3.0 **Representations**

Press, Site Notice and Neighbour– None received.

Rushden & Wallington Parish Council – None received.

NHC Conservation Officer – Approve subject to conditions.

Historic England – No objection on heritage grounds in principle and recommends considering conditions to ensure a high quality of design detail and materials are achieved in the development.

The Gardens Trust – Suggest further details be submitted regarding fenestration and glazing. Concern as to the use of large panes of sheet glass in the link building likely to result in significant glare and the potential impact to the wider landscape.

Hertfordshire Gardens Trust – Concur with the view of The Gardens Trust re: glazing to new link building.

National Amenities Societies – Not all received (see below):

Society for the protection of Ancient Buildings (SPAB) – Objection with recommendation to refuse on the following grounds:

- ☐ Potential for rooms to be underutilized and neglected.
- ☐ Concern around the connection of structures, those being the proposed pool building with the northwest elevation of the service wing.
- ☐ Concern over the erection of a 1.8 metre high brick wall to create a courtyard which would obscure the glazed link from the southwest, visually forming a solid connection between the buildings.
- ☐ Increased mass as a result of the pool building being larger and more dominant than the workshop building.
- ☐ Justification in the Heritage Design and Access Statement refers to 'encourage use'. This justification is not sufficient to outweigh the harm that would be caused to the historic interest of the asset.
- ☐ Loss of historic fabric a) caused by opening up the Butler's Pantry Corridor for the reconstruction of the 17th Century overmantel which would result in the loss of 18th Century fabric and so diminishes the building's complexity and erases part of its historical record; b) removal of the door and section of wall between the kitchen and family room would result in the loss of 18th Century fabric.
- ☐ The introduction of fully glazed doors to the south elevation and the visual harm due to an unbroken expanse of glass can be a stark contrast with surrounding historic brickwork. Suggest smaller glass panels within a timber frame.

- Lack of detail regarding the rehangng of doors onto parliament hinges and the impact this would have on the historic fabric.

20th Century Society – None received.

NHC Ecologist – Recommends condition regarding need for a bat licence.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

- 4.1.1 Julians Park is a small country estate which lies northeast of the village of Rushden and is a Grade II* listed building with the grounds of the estate registered as grade II Park and Garden.
- 4.1.2 The application site lies outside of any settlement boundary and is with the Rural Area beyond the Green Belt for the purposes of planning policy.

4.2. **Proposal**

- 4.2.1 External alterations to Music Room and Service Wing. Partial conversion of Coach House (Home Farm) to residential annexe. Demolition of mid C20 Workshop and construction of Swimming Pool and Gym with link corridor together with erection of walled courtyard to south of new Pool and Gym. Demolition of 2no garage buildings (retaining early C18/early C19 wall and incorporated into the construction of replacement garage building). Reinstate loop driveway (as amended by plans received on 07/02/2025).
- 4.2.2 The application is accompanied by an amended Heritage Design and Access Statement dated 06 February 2025 and an Ecology Report dated September 2023.
- 4.2.3 The application has been amended following feedback from Historic England however SPAB retain their objection.

4.3. **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
 - The impact of the development upon the designated heritage assets, listing and Registered Park and Garden.
 - 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.

Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The property lies within the Rural Area beyond the Green Belt, this is an area of countryside which lies outside of the Green Belt though considered important and valuable land where it is still necessary to impose restraints on development to prevent inappropriate schemes. Policy CBG1 of the NHLP sets out six broad typologies (a-d incl.) of development considered acceptable in Rural Areas beyond the Green Belt which in this case the relevant typology would be:

d) Relates to an existing rural building

In this regard, I find the principle of the development acceptable.

Impact on Designated Heritage Assets

- 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 *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.'*
- 4.3.5 The workshop which dates from around 1939 lies to the north of the service wing which is attached to the rear of the main house would be demolished and replaced with a pool house with walled south courtyard and glazed link to the east, both of which would connect the pool house with the service wing. The glazed link would sit to the east of the south courtyard and pool house and would extend for approximately 8.7m, 2.4m which would overlap with the replacement pool house building which extends approximately 25m in a northerly direction. The south courtyard which extends from the rear of the service wing by approximately 5.8m would be enclosed by a 1.8m high wall. Given the new physical connection with the service wing, this would result in the loss of a 24-pane window and brickwork. Whilst there is some loss to historic fabric, the design of the glazed link has been kept to a minimum and is considered to be a 'light weight' structure ensuring to an extent, a sense of visual separation for the pool building and provides for an acceptable link between this and the service wing. The roof form of the building benefits from a parapet design which sits comfortably against the existing buildings. Openings to the pool house would be in proportion to the building with the roof lantern being largely concealed by the parapet roof design. Materials would comprise of red brickwork that would complement that of surrounding buildings. It is accepted that in order to facilitate the proposed works a number of internal changes are required plus external changes and alterations which are addressed in the Conservation Officers report and more specifically relate to the application for listed building consent. Changes are also proposed to the wider estate in terms of reinstating a loop driveway, which is considered unobjectionable. Further internal changes are proposed to the former Coach House (Home Farm) which lies to the west side of the main house and service wing and seeks to use existing ground floor rooms as a further residential annex, no external changes are proposed. The final part of the proposal involves the demolition of an existing 20th Century garage block which lies to the southeast of the main house and the

construction of a new garage block on the footprint of the existing garage block. The ridge line of the proposed garage block would be increased to allow for a minimum 35 degree pitch so that plain clay tiles can be used on the roof to match roof coverings elsewhere with walls being red brick and so complimenting the adjacent brickwork of the former Coach House.

- 4.3.6 Following receipt of the amended plans, I am satisfied that the proposal as submitted complies with the requirements of Policy HE1 of the NHC Local Plan and the overarching aims of Section 16 of the NPPF.

Design and Appearance:

- 4.3.7 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities”*. In this regard, Policy D1 and D2 of the North Herts Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.8 Policy D1 of the North Herts 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.
- 4.3.9 Policy D2 of the North Herts Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.10 Policy D2 goes on to state that *“extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene”*.
- 4.3.11 The design of the proposed extensions have been carefully considered to ensure they do not result in harm to the character and appearance of the buildings and I am satisfied that the submitted details are acceptable and comply with Policies D1 and D2 of the NHC Local Plan and the overarching aims of Section 12 of the NPPF.

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 and beautiful places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.
- 4.3.13 Policy D3 of the North Herts 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 location of the property is such that there are no neighbouring properties within a reasonable distance of the application site and therefore I am satisfied that there would be no impact to existing residential amenity and is therefore Policy compliant.

Highways and Parking:

- 4.3.15 Policy T1 of the North Herts 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 Policy T2 states that “*planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents*”.
- 4.3.17 The application site provides sufficient off-street parking and I am satisfied that there would be no car parking issues arising from the development.

Environmental Implications:

- 4.3.18 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 Herts 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.

Biodiversity Net Gain (BNG)

- 4.3.19 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. The development is of a good quality design which preserves the significance of the heritage asset and remains sympathetic to the existing house. As a result, it is considered that the development accords with Policies SP1, SP9, SP13, CGB1, D1, D2, D3 and HE1 of the North Hertfordshire Local Plan 2011-2031 and the National Planning Policy Framework (2024).

4.5. Alternative Options

- 4.5.1. N/A

4.6. Pre-Commencement Conditions

- 4.6.1. The agent has agreed to the pre-commencement conditions.

5.0 Recommendation

- 5.1 That planning permission be **GRANTED**

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.

3. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as Julians.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

4. Prior to commencement of that part of the development hereby consented, a sample brick panel indicating brick type, bond and mortar mix for the pool extension and associated walled enclosure to form courtyard shall be erected close to the rear of the service wing and opportunity given for officers to inspect the panel(s). Once approved in writing by the Local Planning Authority, the pool extension and associated wall shall be built in accordance with the sample panel.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Prior to commencement of that part of the development hereby consented, a sample brick panel indicating brick type, bond and mortar mix for the garage building shall be erected on site and opportunity given for officers to inspect the panel(s). Once approved in writing by the Local Planning Authority, the pool extension and associated wall shall be built in accordance with the sample panel.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. Details of the roof tiles for the pool extension roof and garage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the roofs shall be covered in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

7. Details of all new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the rainwater goods shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

8. No works shall commence to any of the roofs, attics or basements prior to a licence being obtained and approved in writing unless the local planning authority has been provided with either:
 - a licence issued by Natural England authorizing the specified activity/development to go ahead; or
 - a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure that works do not result in adverse impacts to protected species.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 March 2025	