

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02061/LBC	Internal and external alterations to Villa, Music Room and Service Wing. Internal alterations to former Coach House (Home Farm) at ground and first floor to facilitate partial conversion to residential annexe. Demolition of mid C20 Workshop and construction of Swimming Pool and Gym with link corridor. Demolition of the larger of 2no garage buildings (retaining early C18/early C19 wall to be incorporated into the construction of replacement garage building). Repairs to wall, pillars, and railings to Entrance Courtyard (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/100B
 2309/SD/101 B 2309/SD/101B 2309/SD/102 2309/SD/103

1.0 Policies

1.1. National Planning Policy Framework (2024)

Section 16 – Conserving and enhancing the historic environment

1.2. North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP13 Historic environment

Development Management Policies

Policy HE1 Designated heritage assets

2.0 Site History

Concurrent planning application – 24/02060/FPH.

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 rehanging of doors onto parliament hinges and the impact this would have on the historic fabric.

20th Century Society – Advises that the twentieth century floorboards to the Music Room be retained and raises no objection to the principle to the installation of insulation and underfloor heating providing there is no unnecessary loss of heritage fabric.

NHC Ecologist – Recommends condition regarding need for a bat licence (attached to 24/02060/FPH).

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). The application is accompanied by an amended Heritage Design and Access Statement dated 06 February 2025.
- 4.2.2 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.

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. 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.

4.4 **Conclusion**

- 4.4.1 The development is of a good quality design which preserves the significance of the heritage asset. As a result, it is considered that the development accords with the provisions of Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011-2031 and Section 16 of 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 listed building consent be **GRANTED**

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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. No blinds, obscure glazing or other treatment shall be installed to the glazing of the pool link unless otherwise agreed and approved in writing by the Local Planning Authority.

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.

4. All new windows and external doors shall be manufactured in timber and the windows shall be externally white-painted unless otherwise agreed and approved in writing by the Local Planning Authority.

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.

5. For the avoidance of doubt a comprehensive window schedule shall be submitted to and approved in writing by the Local Planning Authority indicating new windows, existing windows to be repaired and existing windows to be replaced. In addition, sections details of the joinery/glazing/framing of all new windows 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 windows shall be manufactured and installed in accordance with the approved schedule and 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.

6. The existing internal doors to the Butler's Pantry (D1) and the kitchen door adjacent shall be repaired and retained in-situ unless otherwise agreed and approved in writing by the Local Planning Authority.

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.

7. As stated at page 27 of the submitted HDAS:

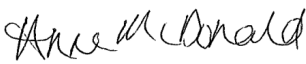
- i. Door D2 will be relocated to the proposed laundry partition;
- ii. Door D3 shall be relocated to the first floor of the Villa, where it will match the other doors to Bedroom 2;
- iii. Door D4 shall be relocated to the proposed shower room partition, in approximately the same location.

unless otherwise agreed and approved in writing by the Local Planning Authority.

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.

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	