

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02662/FPH	Replacement single storey rear extension and associated landscaping.	Church Farm House Bennetts Lane Rushden Buntingford Hertfordshire SG9 0SQ

Submitted Plan Nos

GA181 E E1 GA181 E E2 GA181 E P1 GA181 E P2 GA181 LP GA181 P E1 GA181 P P1 GA181 RP E1
GA181 RP P1 GA181 SP E1 GA181 SP P1

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
CGB1	Rural Areas beyond the Green Belt.
CGB4	Exist buildings in the RA Beyond GB
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 **25/02663/LBC** - Replacement single storey rear extension.

Concurrent application.

3.0 **Representations**

3.1 **Press, Site and Neighbour Notifications** – None received.

3.2 **NHC Conservation Officer** –

*There is **NO OBJECTION**. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.*

3.3 **HCC Archaeology** – No objection.

3.4 **Rushden and Wallington Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a detached, Grade II listed two storey dwelling on the south side of Bennetts Lane within a residential part of Rushden. The site is located within the Rural Area Beyond the Green Belt. The dwelling is rendered with a thatched roof. The ground level slopes upwards in a southwards direction. The application site is located within the Rushden Conservation Area. The Listing reads as follows:

RUSHDEN CHURCH END TL 3031 (South side) Rushden 10/15 ' Church Farm House GV II House. Late C16 or early C17, altered, raised and extended C20. Timber frame on brick base, frame exposed rendered infill. Half hipped thatched roof. 4 bays: 2 bay hall to centre, possibly open originally, parlour bay to right, service bay to left. 1 storey and attics. Entrance in screens passage position. To left a small original 3 light casement with ovolo moulded mullions and jambs, leaded lights. Further left a C20 3 light casement, 2 light dormer. Single light casement and 3 light dormer in service bay. Exposed panel framing, joist ends in parlour bay, tension braces at ends, wall plate to raised eaves. Addition to left with a C20 entrance and canted oriel. Axial ridge stack to parlour. Stack behind ridge at original left end with external brick oven, thatched, projecting to rear. Right gable end to road is roughcast with C20 2 and 3 light casements. To rear 3 and 4 light casements, three 2 light dormers, ground floor loggia on C20 addition.

4.2 **Proposal**

4.2.1 Replacement single storey rear extension.

4.2.2 The proposed dimensions are: approx.. 12.5m deep, 5.45m wide with a rear gable, the eaves measure between 2.86m to 1.8m due to ground level changes and the slight pitch

4.2.3 The proposed materials are:

Roof – Sedum and powder coated aluminum

Windows / Walls – Black powder coated aluminum

4.3 Key Issues

4.3.1 The key considerations are:

- The principle of development within the Rural Area Beyond the Green Belt
- The impact of the development upon the Grade II listing.
- 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 within Rural Area Beyond the Green Belt

4.3.2 The proposal lies outside of the settlement boundary for Rushden and within any area under the designation of 'Rural Area Beyond the Green Belt' under which Policy CGB4 states that:

a) Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:

b) Any existing building to be converted for re-use does not require major extension or reconstruction;

c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and

d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.

4.3.3 The external footprint of the dwelling minus the existing extension is approximately 267sqm. The proposed extension would be approximately 68sqm which would equate to an increase of roughly 25%. Looking purely at the footprint on paper, I would consider that an extension of this scale would not constitute a disproportionate addition to the dwelling. When taking the site into consideration, I consider that due to the positioning of the extension towards the rear of site, it would not be visible from the public highway. Given the large garden and the rural nature of Rushden, it would not harm the Rural Area Beyond the Green Belt.

4.3.4 The proposal is therefore considered compliant with Policy CGB1 and CGB4.

Impact on Designated Heritage Assets:

4.3.5 Paragraph 129 sets out that in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

4.3.6 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).”

4.3.7 Paragraph 213 of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

4.3.8 Paragraph 215 of the NPPF states “where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing optimum viable use”.

4.3.9 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.”

4.3.10 Following consultation with the Senior Conservation Officer, no objection has been raised to the proposed works and their impact to the grade II listed building and the Rushden Conservation Area. The proposed development would comply with both local and national planning policies.

Design and Appearance:

4.3.11 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 126 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 Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.12 I note that within the Design and Access Statement the following is written:

“It is recognised that heritage assets are able to accommodate change without affecting their significance. The proposals demonstrate that it is possible to extend a historic building in a way that respects it and at the same time makes a positive contemporary architectural statement. It

shows that as a result of such an initiative, new life can be given to the building itself and to its local area.

The proposals aim to successfully integrate with the surroundings, utilising the highest quality architecture, material specification and construction standards to compliment the listed building and make a positive contribution to the setting.

4.3.13 In my view, I agree with the agent in this respect and consider that the scheme has been designed in a way which is sympathetic to the historic fabric and the landscape of the site. I consider that the proposal would be acceptable in design terms.

4.3.14 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D3 and HE1 of the Local Plan.

Impact on Neighbouring Occupiers:

4.3.15 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 places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.

4.3.16 Policy D3 of the North Hertfordshire Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.

4.3.17 The proposed extension would be set off the boundary with Rose Cottage, the low sedum roof form built into the landscape would reduce its visibility to this neighbour and therefore would not harm neighbouring amenity. All windows are proposed at ground floor level and would not provide any overlooking.

Highways and Parking:

4.3.18 Policy T1 of the North Hertfordshire 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”.

4.3.19 Policy T2 states that “planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents”.

4.3.20 The proposal would not alter the number of bedrooms serving the property and therefore would be unlikely to affect parking provision within the locality. As such the proposal is considered compliant with Policy T2.

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

Hertfordshire 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.

- 4.3.19 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

Biodiversity Net Gain (BNG)

- 4.3.20 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 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

4.4. **Alternative Options**

- 4.5.1. N/A

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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 December 2025	