

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02663/LBC	Replacement single storey rear extension.	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

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 Relevant Site History

2.1 **25/02662/FPH** - Replacement single storey rear extension and associated landscaping.
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.*

3.4 **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 issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.

4.3.2 Comments were received from the Conservation Officer. These comments advised that the proposal is considered acceptable. The conclusion of these comments was a No Objection subject to conditions being implemented.

4.3.3 There have not therefore been any objections raised by the Council's Conservation Officer, which is given significant weight. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable. There will be no detrimental impact on the character of the conservation due to its location, design and materials.

4.4 Conclusion

4.4.1 It is considered that the proposal will not occasion harm to the listed building's special character, therefore, satisfies the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.5 Alternative Options

4.5.1 N/A.

4.6 **Pre-Commencement Conditions**

4.6.1 N/A.

5.0 **Recommendation**

5.1 That Listed Building Consent be **GRANTED** subject to the following conditions:

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.

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

