

From: Mark Simmons [REDACTED]
Sent: 22 September 2026 11:29
To: Vicki Wood [REDACTED]
Subject: Julians, Julians Park, Rushden, Buntingford, Hertfordshire, SG9 0TD
Importance: High

I have taken a close look at this and considering the building's grade II* listed status it is important to establish what does and does not have listed building consent under the following applications:

- **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).
- **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).

The existing building has previously been annotated as follows including Villa, Music Room, Service Wing, Gardener's Cottage, Coach House (Home Farm), Long Garage and 1950'S Garage.



Whilst the partial conversion of the Coach House was consented, it appears that full elevations of the Coach House did not form part of the consented scheme and I was not aware that changes to windows was intended to form part of the consented scheme (see extract from approved drawing no. 2309 / PD / 201 Rev N above right although there is some annotation relating to two windows of the New Annexe Living Area). The Coach House is certainly of lesser significance when compared with the main villa but nonetheless is grade II in its own right referred to as ***'Stable Block Immediately West South West of Julians'*** (see link below) and whilst some of the window upgrades proposed do not appear to have formed of the previously consented scheme, I am satisfied that what has been submitted is

acceptable. The question is whether a separate application is required? I attempted to call Melanie Meyer before issuing this email but her phone went to voicemail.

<https://historicengland.org.uk/listing/the-list/list-entry/1175974?section=official-list-entry>