

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00654/FPH	External cork insulation and rendering.	Old Well Cottage Southern Green Rushden Hertfordshire SG9 0SY

Submitted Plan Nos

Location Plan SAE52625_Rev.1

1.0 Policies

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

2.0 **Site History**

- 2.1 25/00024/LDCP - Replacement of existing fenestrations.
- 2.2 05/00124/1HH - Part two storey, part single storey rear extension, single storey side extension following demolition of existing flat roofed extension and single storey front extension. Detached single storey building to provide garage and garden store, following demolition of existing garage.
- 2.3 01/01407/1HH - Two storey front and side extension.

3.0 **Representations**

3.1 **Site Notice & Neighbour Representations** – None received.

3.2 **Reed Parish Council** – No Objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a detached dwelling located on the east side of Southern Green. The site is within the Rushden Conservation Area. The site is within the rural area beyond the Green Belt.

4.2 **Proposal**

4.2.1 External cork insulation and rendering.

4.3 **Key Issues**

4.3.1 Principle: Within settlement boundary, modest alteration to an existing dwelling. Complies with Policies CGB1 and CGB4 of the Local Plan

4.3.2 Design: The proposed colour and materials would be similar to the existing, no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan

4.3.3 Impact on the street scene: None. Complies with HE1 of the Local Plan

4.3.4 Impact on neighbours: None. Complies with Policy D3 of the Local Plan.

4.3.5 Parking: No alteration to existing driveway. Complies with T2 of the Local Plan.

4.3.6 BNG: Exempt from BNG requirements

4.3.7 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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: 23 May 2025	