

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/01000/FPH & 26/01001/LBC
CASE OFFICER:	VW
APPLICATION SITE:	8 Church End, Bennetts Lane, Rushden, Buntingford Hertfordshire SG9 0SG
DESCRIPTION OF WORKS:	Single storey rear extension.

RECOMMENDATION:

Firstly, the description for the listed building application does not take account of i) changes to the rear fenestration or ii) the insertion of the third staircase. The description for appn ref: 26/01001/LBC ought to read as: ***Single storey rear extension. Internal and external alterations.*** The image below was submitted with applications in 2021 and this shows clearly the window in the rendered side elevation of the left-hand 1980's addition which would be removed and a doorway created in the current scheme.



I raise **NO OBJECTION** on the basis that will not harm the listed building's special, character or harm the character or appearance of the Rushden Conservation Area, therefore, satisfying the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) 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 North Hertfordshire Local Plan 2011-2031.

Impact on listed building and Rushden Conservation Area.

The proposal will have a small impact upon the listed building and RCA.

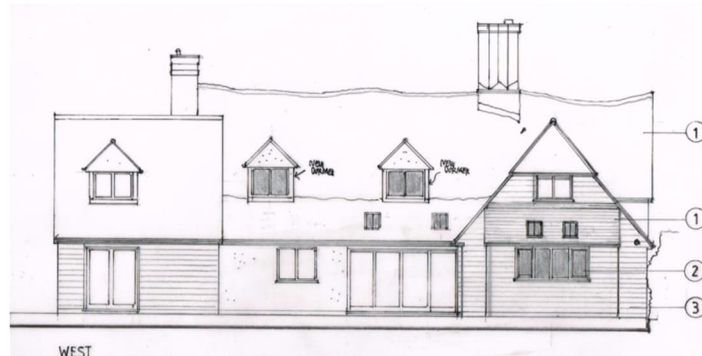
SITE CONTEXT:

8 Church End is grade II listed and located within the Rushden Conservation Area. Both the building and the area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry can be found at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1102661?section=official-list-entry>

Two rear extensions were granted planning permission and listed building consent in 1981, the Conservation Officer reporting that *"The proposed extensions appear to be*

sympathetic and tastefully designed". Then, under refs: 18/01591/FPH & 18/01592/LBC, a single-storey extension was granted and erected off the right-hand rear extension. I considered at the time that this would not harm historic fabric and being a modest rear addition would not harm the appearance/special character of the listed building.



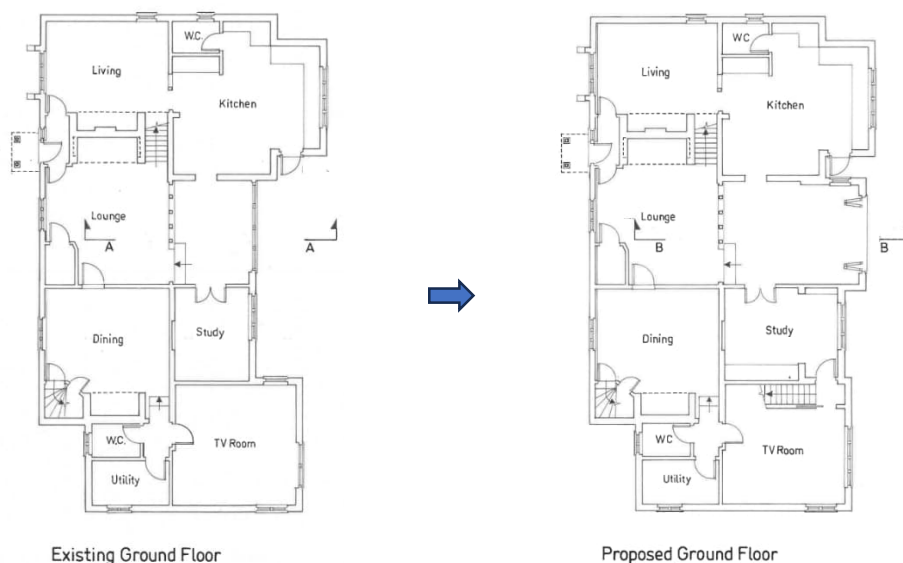
DETAILED ANALYSIS AND CONSIDERATIONS:

The main issue is to consider the impact of the works on the special character of the listed building and upon the character and appearance of the Rushden Conservation Area.

The extension focuses on the central part of the building's rear between the 1980's additions. Presently, what exists here nestles between the large projections either side and so the impact of the central lean-to section is confined to this space. To an extent, I understand why it was concluded that no harm would be occasioned to the listed building from the rearward additions. In 2018 I did, however, write:

Although I have some concerns regarding the left-hand rear extension and the way it relates to the host building that is 'water under the bridge' and I also have to accept that the dormers also have permission even though I may well have raised an objection had these been a totally fresh proposal. The fact that the applicant has reapplied for these is unnecessary and although I have concerns with regards to the principle of the dormers, I am unable to raise an objection.

In my experience, it is sometimes but not always, more challenging to extend off an existing extension without potentially having some adverse impact on the host building. Having said that, I found no harm would be occasioned from the 2018 scheme which was an extension off an extension.





The current proposal would extend from an existing rear addition using a different roof form: flat rather than pitched. My initial view was that this could create an incongruous arrangement. However, to sustain an objection, I would need to identify actual harm, and in this case, I am unable to do so. Having said that, if I were being particularly critical, I suggest the following would, in my opinion, improve the scheme and minimise the impact of a considerable amount of glazing at the rear.

- Reduce left-hand window to a three-light.
- If the rendered projection springs from the side of the kitchen addition rather than from the rear this would enable the weatherboarded corner of the kitchen to be fully defined (this may impact upon the width available for a 4-door set)
- Omit the flat roof where it extends across to the 2018 lean-to effectively creating an open porch to the side kitchen door.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) (LBC), 66(1) (FPH) & 72(1) (both)

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)

- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

CONCLUSION:

Notwithstanding my three bullet point suggestions, to which I would welcome a response, I find this proposal **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 29/06/2026