

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/02060/FPH & 24/02061/LBC

Date: 26/02/2025

Planning Officer: VW

Address: Julians, Julians Park, Rushden, Buntingford, Hertfordshire, SG9 0TD

Subject: see below.

- **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).

1.0 Recommendation

- 1.1 I previously commented under ref: 23/01014/PREH on 16/01/2024 and 30/04/2024. Following feedback from Historic England an updated revised scheme was received on 5 April 2024 and it was with respect to this scheme that I stated: *I am satisfied that considerable effort has been made to address previous matters raised with some relatively minor compromises required along the way. In the event that formal applications are submitted and subject to consideration of conditions and further appraisal of the rear windows, I am likely to find the proposal acceptable and that the works will not harm this listed building's special character.*
- 1.2 Following my 2nd memo response on 20 December 2024 I emailed the architect on 5 February 2025 stating

I acknowledge your emails dated 9 January, 20 January, and 3 February 2025 In the earliest of these emails you state that you are in the process of updating the drawings in line with my Building Conservation comments 20 December 2024 I generally find drawing nos. 2309 PD 201 Rev M, - 203 Rev K and - 204 Rev K to be acceptable for formal re-submission to the planning case officer.

2.0 Proposed Ground Floor Plan - drawing no. 2309/PD/201 Rev N and Proposed Plan (Kitchen Area) - drawing no. 2309/PD/203 Rev L

- 2.1 In my 5th Feb email I noted the comments from Daniel Bowles (Assistant Conservation Casework Manager and Acting Conservation Officer) at The Gardens Trust:

Our comments, as previously highlighted in our first response, relate to the fenestration and glazing. We would be grateful of clarification of the glazing in the link building, as it appears to be sheet glass without glazing bars. As we discussed previously, this is a substantial area of glazing, which will likely result in significant glare. Further detail on this glazing and the fenestration of the pool building will allow us to assess the likelihood of glare in the wider landscape.

- 2.2 I previously stated that I note the concerns regarding the link glazing and fenestration of the pool building but I do not share the same concern regarding 'glare' and I am not anticipating glazing bars to the link either.
- 2.3 Next, and to reiterate 2.4 of my previous comments, whilst the pool building is undoubtedly larger and would physically connect with the service wing resulting in the loss of a 24-pane window and brickwork below (see photo below), the design of the link is such that I consider its impact has been kept to a minimum ensuring to an extent, a sense of visual separation for the pool building.



Detail of the replica horizontal sliding sash window and brickwork.

- 2.4 Previously, I note the historic recording and analysis of the kitchen (26 May 2023) undertaken by BJHC. Furthermore, I noted SPAB'S comments including that

We do not believe that the loss of historic fabric can be justified by the reconstruction of the overmantel. Therefore, we are unable to support this intervention.

- 2.5 I understand the point made here and following further conversation with the architect, the scheme has been amended and the HDAS now reads on page 26:

The C20th partition separating the existing Butler's Pantry from the service corridor, the existing door into the Pantry (D1) and the existing door into the kitchen will be retained.

whilst on page 27 it states:

The C20th partition to the right, in the photograph above, the existing Butler's Pantry door D1 (Historic Recording p.24) and the existing door into the kitchen at the end of the corridor, will be retained in position.

This arrangement is now considered acceptable.

- 2.6 At 2.8 of my previous comments I referred to various internal doors and stated the following:

Whilst I made no mention in my previous comments to whether these doors should be retained or not, there is arguably a case to retain the character of the Butler's Pantry Corridor. In so doing potentially doors D1 and D5 could be retained in-situ. If the applicant was seeking a uniformed approach to doors off the kitchen then I am appreciate that my suggestion would not achieve this.

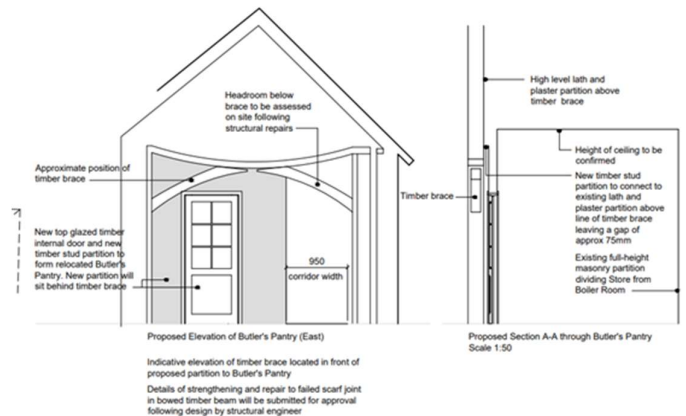
I continued by saying at 2.10:

To address SPAB's objection to the proposed interventions within the Butler's Pantry Corridor, consideration could be given to retaining existing doors, cupboards, and panelling. I appreciate that I previously stated a "consequence of removing the C20 partitions forming the Butler's Pantry/Laundry, the amended layout provides the opportunity to reinstate the C17 fireplace and bressummer beam to the proposed kitchen and dining area". However, I can be convinced of an alternative approach offered by SPAB which is to do less, and I am not entirely convinced that to reinstate an overmantle in what would be an opened-up space adjacent to the external doorway leading to the Butler's Pantry Corridor is fully justified. Not interfering with this space would enable two existing doors to also be retained in-situ (see 2.7).

- 2.7 Consequently, the partition to the service corridor and door D1 are to be retained in-situ.
- 2.8 Previously, I queried as to how the timber braces in the images below relate to new fabric and that internal elevations would be welcome as part of a formal submission. An internal elevation was provided but lacked the clarity of detail to be able to make an informed decision without imposing a condition.



- 2.9 Drawing no. 2309/PD/203 Rev L includes the images below which assist in addressing this point.

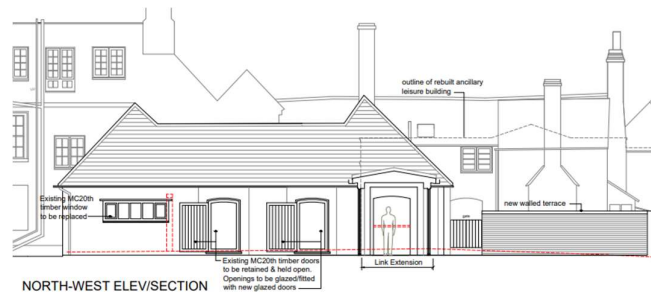


3.0 Proposed First and Second Floor Plan - drawing no. 2309/PD/202 Rev J

3.1 Since commenting in April 2024, drawing no. 2309/PD/202 Rev C has been updated to Rev J and is considered unobjectionable.

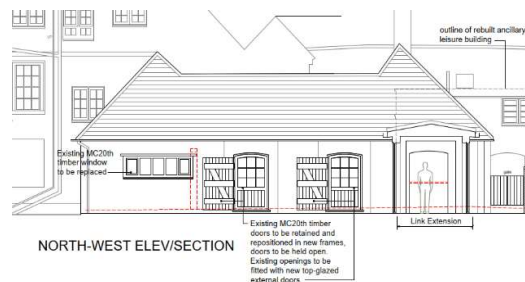
4.0 Proposed Elevations – drawing no. 2309/PD/204 Rev L

4.1 Previously SPAB considered the introduction of fully glazed doors to the south elevation to be 'problematic' and encouraged the applicant to consider a design that incorporates smaller glass panels within a timber frame if there is a need to introduce more light to the internal space. SPAB were also not convinced that the rehanging of the historic doors onto parliament hinges would work well in practice.



An alternative was offered (see below) to which I gave the following feedback:

In my opinion, either the existing doors are pinned back as shown but with simple glazed doors in the openings or omitting the mid C20 timber doors and just having the part-glazing doors as shown for which I am happy with the design thereof. This then brings me on to your third point as to whether the existing mid C20 doors can be reused elsewhere. If suitable locations can be identified for their reuse i.e. maybe the garage block, then this may be the way forward.



4.2 It is considered that the final version (see below) is unobjectionable.



5.0 Proposed Drive - drawing no. 2309/PD/205 Rev B

5.1 No further comment and unobjectionable.

6.0 Proposed Garage Block - drawing no. 2309/PD/206 Rev C

6.1 Whilst this drawing is considered unobjectionable, I was anticipating that this would be amended to address the relocation of two doors on the rear elevation of the service wing (north-west elevation/section). If amended plan received then draft Condition 5 of the FPH below will not be necessary.



7.0 Roof Section drawing no. 2309/PD/207 and Roof details/sections drawing no. 2309/PD/208

7.1 Unobjectionable.

8.0 Suggested conditions (FPH only)

1. Details of the roof tiles for the pool extension roof and garage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the roofs shall be covered in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

2. Prior to commencement of that part of the development hereby consented, a sample brick panel indicating brick type, bond and mortar mix for the pool extension and associated walled enclosure to form courtyard shall be erected close to the rear of the service wing and opportunity given for officers to inspect the panel(s). Once approved in writing by the Local Planning Authority, the pool extension and associated wall shall be built in accordance with the sample panel.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. Prior to commencement of that part of the development hereby consented, a sample brick panel indicating brick type, bond and mortar mix for the garage building shall be erected on site and opportunity given for officers to inspect the panel(s). Once approved in writing by the Local Planning Authority, the pool extension and associated wall shall be built in accordance with the sample panel.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. Details of all new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the rainwater goods shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. The two black-painted vertical-boarded external doors to the rear service wing shall be retained and reused on site with their intended position submitted to and approved in writing by the Local Planning Authority. Thereafter the doors shall be installed in accordance with the approved locations.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

Suggested conditions (LBC only)

1. Standard LBC time condition.
2. No blinds, obscure glazing or other treatment shall be installed to the glazing of the pool link unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. All new windows and external doors shall be manufactured in timber and the windows shall be externally white-painted unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. For the avoidance of doubt a comprehensive window schedule shall be submitted to and approved in writing by the Local Planning Authority indicating new windows, existing windows to be repaired and existing windows to be replaced. In addition, sections details of the joinery/glazing/framing of all new windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the windows shall be manufactured and installed in accordance with the approved schedule and details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. The existing internal doors to the Butler's Pantry (D1) and the kitchen door adjacent shall be repaired and retained in-situ unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. As stated at page 27 of the submitted HDAS:
 - i. Door D2 will be relocated to the proposed laundry partition;
 - ii. Door D3 shall be relocated to the first floor of the Villa, where it will match the other doors to Bedroom 2;
 - iii. Door D4 shall be relocated to the proposed shower room partition, in approximately the same location.

unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II* listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Mark Simmons
Senior Conservation Officer