

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01000/FPH	Single storey rear extension.	8 Church End Bennetts Lane Rushden Buntingford Hertfordshire SG9 0SG

Submitted Plan Nos

392-05 Location plans 392-01 -Existing Floor Plans 392-02 Existing Elevations 392-03 Proposed
Ground and First Floor Plan 392-04 Proposed Elevations

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2024)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy CGB1 - Rural Areas Beyond the Green Belt

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

2.0 **Relevant Site History**

- 2.1 Planning and listed building consent was granted under 18/01591/FPH & 18/01592/LBC for a single storey rear extension and installation of two rear dormer windows and roof lights. With further applications granted under 21/02851/FPH & 21/02862/LBC for the replacement of a rear (west) elevation window. With a concurrent application is submitted under 26/01001/LBC for a single storey rear extension. Internal and external alterations.

3.0 **Representations**

- 3.1 **Press, Site and Neighbour Consultation** – None received.

- 3.2 **Wallington Parish Council** – None received.

- 3.3 **NHC Conservation Officer** – No objection.

4.0 **Planning Considerations**

- 4.1 **Site and Surroundings**

4.1.1 The site is located on the western side of Bennetts Lane and comprises of a two-storey Grade II listed building within the Rushden Conservation Area.

4.1.2 The application site lies outside of any settlement boundary and is with the Rural Area beyond the Green Belt for the purposes of planning policy.

4.2 **Proposal**

4.2.1 Single storey rear extension.

4.2.2 The application is accompanied by a Heritage, Design and Access Statement.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The impact of the development upon the designated heritage assets: listing and Conservation Area.
- The impact of the development on the Rural Area Beyond the Green Belt.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.
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Principle of Development in the Rural Area beyond the Green Belt

4.3.2 The property lies within the Rural Area beyond the Green Belt, this is an area of countryside which lies outside of the Green Belt though considered important and valuable land where it is still necessary to impose restraints on development to prevent inappropriate schemes. Policy CBG1 of the NHLP sets out six broad typologies (a-d incl.) of development considered acceptable in Rural Areas beyond the Green Belt which in this case the relevant typology would be:

d) Relates to an existing rural building

4.3.3 In this regard, I find the principle of the development acceptable.

Design

4.3.4 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

4.3.5 The proposed development comprises the erection of a single storey, lean-to rear extension with a flat roof. The extension would be attached to the existing rear extension approved in 2018 and would occupy a central position between existing rear projections. The proposal would facilitate additional habitable accommodation within the dwelling.

4.3.6 Whilst I have considered the comments of the Conservation Officer regarding potential amendments that could further enhance the scheme, it is noted that the proposal, as

submitted, would preserve the special interest and significance of the listed building and would not result in harm to its character or appearance. In the absence of any heritage harm, there are insufficient grounds to support a recommendation for refusal on heritage grounds. Furthermore, I am satisfied that, by virtue of its modest scale, simple design and proportionate form, the proposed extension would appear sympathetic to the existing dwelling and would not detract from its character or appearance. The proposal is therefore considered to be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.7 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.8 When considering the impact of proposed development on the significance of a designated heritage asset (such as a listed building and Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.9 The proposed development would not result in harm to the setting or significance of the listed building. No objection has been raised by the Conservation Officer, and it is therefore considered that the proposal would preserve the special architectural and historic interest of the designated heritage asset. The character and appearance of the Conservation Area would be preserved and its heritage significance unharmed. The proposal is therefore considered to be in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.10 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.11 I am satisfied that the proposed extension, by virtue of its position on the property and its relationship to existing built form, would not impact existing residential amenity to any significant degree. The proposal is therefore considered to be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposed development would not impact existing parking provision.

Biodiversity Net Gain (BNG)

- 4.3.13 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications:

- 4.3.14 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.15 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.16 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP13, CGB1, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF.

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 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 3 July 2026	