

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01001/LBC	Single storey rear extension. Internal and external alterations.	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

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

Section 16 – Conserving and enhancing the historic environment

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

Strategic Policy

Policy SP13 Historic Environment

Development Management Policy

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 26/01000/FPH for a single storey rear extension.

3.0 **Representations**

- 3.1 **Press and Site Notice** – 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.

4.2 **Proposal**

- 4.2.1 Single storey rear extension. Internal and external alterations.
- 4.2.3 A Heritage, Design and Access Statement is submitted in support of the application.

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.

4.4 **Design and Appearance**

- 4.4.1 The proposed development would not result in any significant 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 proposal is therefore considered to be in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.5 **Conclusion**

- 4.5.1 No objection is raised in connection with the proposed works which are considered to satisfy the provisions of Sections 16(2) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.6 **Alternative Options**

- 4.6.1 N/A

4.7 **Pre-Commencement Conditions**

- 4.7.1 N/A

5.0 **Recommendation**

- 5.1 That listed building consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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