

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01817/LBC	Removal of C20th Kitchen ceiling and modern partitions in room above to reinstated vaulted Kitchen.	Julians Julians Park Rushden Buntingford Hertfordshire SG9 0TD

Submitted Plan Nos

2309 SD 130 2309 PD 232 2309 PD 231 2309 PD 230 2309 PD 202J 2309 PD 201N

1.0 Policies

HE1	Designated heritage assets
SECN20	Conserving+enhancing historic environment

2.0 Relevant History

2.1 Please note the following planning history.

15/00864/1LB - Demolition and rebuilding of part of free-standing brick garden wall around swimming pool.
CCON 28.05.2015

15/02023/1DOC - Discharge of Condition 2: With regard to Item 8 of the list forming part of Gawn Associates letter dated 20 March 2015 submitted with this application, a sample brick panel indicating brick bond, type and mortar mix shall be erected close to the section of wall proposed to be demolished and shall be inspected and approved in writing by the Local Planning Authority prior to the demolition of the existing wall (as attached to listed building consent application number 15/00864/1LB granted 28/05/2015).
APD 21.08.2015

23/01014/PREH - Internal and external alterations
Case complete 04.06.2024

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).
CP 13.03.2025

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).
CCON 13.03.2025

3.0 Legislation

- 3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are policies under Section 20 of the National Planning Policy Framework (August 2026) and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.0 Representations

- 4.1 **Historic England** – Non-intervention letter - 'This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice'.

Rushden & Wallington Parish Council – None received.

Press and Site Notices – Internal alterations only, therefore, no requirement to publish site notice and newspaper adverts. However, this was carried out and no comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

- 5.1.1 Julians is grade II* listed and there are three other listed buildings/structures on this site (all grade II): i) Stable block WSW Julians; ii) Garden Walls and Gate N Julians and iii) Forecourt Walls, Entrance Gates and Claire-Voie. All these buildings/structures are located within grade II registered park and gardens. The list entry for Julians (not the associated grade II's) is provided in the link below:

<https://historicengland.org.uk/listing/the-list/list-entry/1347370?section=official-list-entry>

5.2 **Proposal**

- 5.2.1 The proposal is: ***Removal of C20th Kitchen ceiling and modern partitions in room above to reinstated vaulted Kitchen.***

5.3 **Key Issues**

- 5.3.1 With reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following should be noted: *"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses"*. The key issue is to assess the impact of the proposal on the listed building's special character.

- 5.3.2 The submitted Heritage, Design and Access Statement says:

Recently we obtained Listed Building Consent Approval for works at Julians Park which included, amongst other changes, minor alterations to the Kitchen and the adjacent spaces, so this Country House had a viable family kitchen. These works have started. These approvals are: 24/02061/LBC & 24/02060/FPH. Whilst doing these works, we have established that the Kitchen ceiling is C20th, with orange sawn ceiling joists, steel beam and modern concrete blockwork walls above and C20th partitions. We would therefore like to remove the ceiling and reinstated a vaulted Kitchen space as one would expect in a Country House Kitchen. The current ceiling is so low you can touch it. There will be no harm to historic fabric.

Further on, the HDAS sets out a Proposal & Impact Table as follows:

1 Removal of the C20th ceiling joists and steel beam in the Kitchen to reinstate a vaulted ceiling within the Kitchen.

Significance: Low

Impact: No harm to heritage.

Justification/mitigation: The ceiling in the Kitchen for this Country House is very low and like a cottage Kitchen that you can touch. The ceiling is C20th and has a C20th steel beam and orange, sawn C20th ceiling joists. The proposal is to remove these and allow the Kitchen to be vaulted. Making good any side walls with lime hair plaster.

2 Removal of Blockwork wall and C20th partition in room above Kitchen and make good with lime hair plaster.

Significance: Low

Impact: No harm to heritage

Justification/mitigation: The storeroom/bedroom that was created above in the C20th, has a blockwork wall that sit on top of floorboards and this doesn't line up with the kitchen wall below. You can see that this was put in later and originally the Kitchen was vaulted as the plaster ceiling carries on behind. Therefore, the removal of this partition causes no harm.

3 Removal of first floor C20th steps /doorway in room above Kitchen (to the east) and create new partition along beam line to Kitchen below. This separates the access to the Linen Room from the vaulted kitchen on an existing partition line.

Significance: Low

Impact: No heritage harm

Justification/mitigation: The steps/doorway into the room above the kitchen are C20th. Their removal will allow the Kitchen to be vaulted and still maintains access to the Linen Room at first floor (which is also C20th).

4. Remove the C20th partition in the Cottage Bathroom – to make it one big bathroom instead of two ensuites and infill the ensuite doorway off the new Vaulted space.

Significance: Low

Impact: No heritage harm

Justification/mitigation: The partition in the cottage bathroom is C20th and holds no value – the same is true of the door into the ensuite being removed and infilled. There is no heritage harm here.

- 5.3.3 I have not conducted a site visit specific to this proposal but having been to site before and aided by submitted photographs and detailed plans, the proposal is understood albeit there is no proposed section drawing which would have assisted with an even greater understanding of the proposal.

5.4 Conclusion

- 5.4.1 An assessment of significance, heritage impact, justification and mitigation has been provided with which I concur. In considering Policy HE5 of the NPPF on the one hand it may be said that the proposal aligns with paragraph 2b. i.e. no effect on the significance of this heritage asset but then again there is a case to suggest the proposal will actually have a positive effect where the significance of the asset would be enhanced, or better revealed, therefore paragraph 2a is applicable. Either way, it is considered that the proposal will not occasion harm to this high value designated heritage asset.

5.5 Alternative Options

- 5.5.1 None applicable

5.6 Pre-Commencement Conditions

- 5.6.1 None applicable.

6.0 Recommendation

- 6.1 It is considered, therefore, that listed building consent can be **GRANTED** subject to the following condition.

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.

Informative/s:

Informative

Following removal of the steel beam and ceiling joists over the existing kitchen and also upon completion of the ceiling works, the Local Authority encourages the applicant to deposit photographs of the vaulted ceiling works with the Local Authority to assist an understanding of that part of this high value heritage asset and to contribute to the Historic Environment Record.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 September 2026	