



Church Farm House | Rushden | Buntingford

Design + Access Statement

Replacement Extension

Greenaway Architecture

Planning + Listed Building Consent Application - 16 October 2025

Application Introduction

This Design + Access Statement has been prepared for North Hertfordshire District Council in respect of **Church Farm House, Bennett's Lane, Rushden, Buntingford SG9 0SG**, a Grade II listed dwelling, on behalf of the occupant and applicant.

Planning and Listed Building Consent is sought for the **removal of a poorly constructed 2020 glass roofed addition**, adjoining a 1960/70's portion of the house, and replacement with a **high-quality, contemporary extension**, designed to be **part of the landscape** and features a **native sedum green roof**, specified to enhance the building's performance and its relationship with the surroundings.

The proposed replacement extension will be at the rear of the property, where, due to the inherent site attributes, will not be prominent to the setting or neighbouring dwellings.

Site Overview

The Site

Church Farm House is located at the centre of the village of Rushden, set within generous gardens and paddock to the rear, with a total **site area of circa 5,300m²**.

The building is **Grade II listed** (List Entry Number: 1347368) and forms part of a group of historically significant buildings close to the Church of St Mary. The Site is situated within the **Rushden Conservation Area**.

Architectural Significance

The property is a traditional 16th-century timber-framed one and a half storey thatched dwelling.

The **rear of the house**, where the extension is proposed, lies a **non-original, single-storey flat-roofed 2020 addition** adjoining a 1960/70s two storey extension. This element is of **no architectural or historic value**, and its removal would present an opportunity to enhance the setting of the listed building.

Please refer to the supporting Heritage Impact Assessment for further information.



Aerial view of the site (from Bing Maps) outlined in red

Greenaway Architecture

Greenaway Architecture is a multi-award winning practice with a diverse range of projects specialising in realising the potential of complex sites in sensitive locations including refurbishment of listed buildings, conservation areas and AONBs.

Our projects have won The Sunday Times British Homes Awards, both Best Future Facing Home and The Reader's Choice Award in The Daily Telegraph Homebuilding & Renovating Awards and awarded BUILD Magazine's Design & Build Awards 2024 as 'Most Innovative Commercial Architecture Practice – South East England.' Greenaway Architecture have also been finalists for Building Design 'Architect of the Year 2023' award, the RIBA Awards 2024, the Building Awards 2023, Home of the Year and 'Design Excellence' in The Planning Awards 2023.

Our projects have been featured by the BBC, Channel 4, The Sunday Times, The Telegraph, The Architects Journal, Building Design, Grand Designs Magazine and multiple other leading international design publications including Dezeen, Plain, Avonturra and La casa in ordine.

Greenaway Architecture combines a responsive and rigorous approach to creative design with a commitment to evaluation through research and thorough site analysis to provide a highly professional service to our clients to suit their individual requirements. In a time of gesture and rhetoric we strive to achieve an architecture of quiet intelligence.

Instagram greenaway_architecture
Website greenawayarchitecture.co.uk



Greenaway Architecture - Extension to thatched Listed Building adjacent to Farleigh Hungerford Castle, Bath



Greenaway Architecture - New dwelling in the garden of a Listed Building, Northamptonshire



Greenaway Architecture - Refurbishment + extension of Listed Building in AONB, Cornwall



Greenaway Architecture - Conversion, refurbishment + extension of Listed Building Northampton

Site Photographs + Drawings



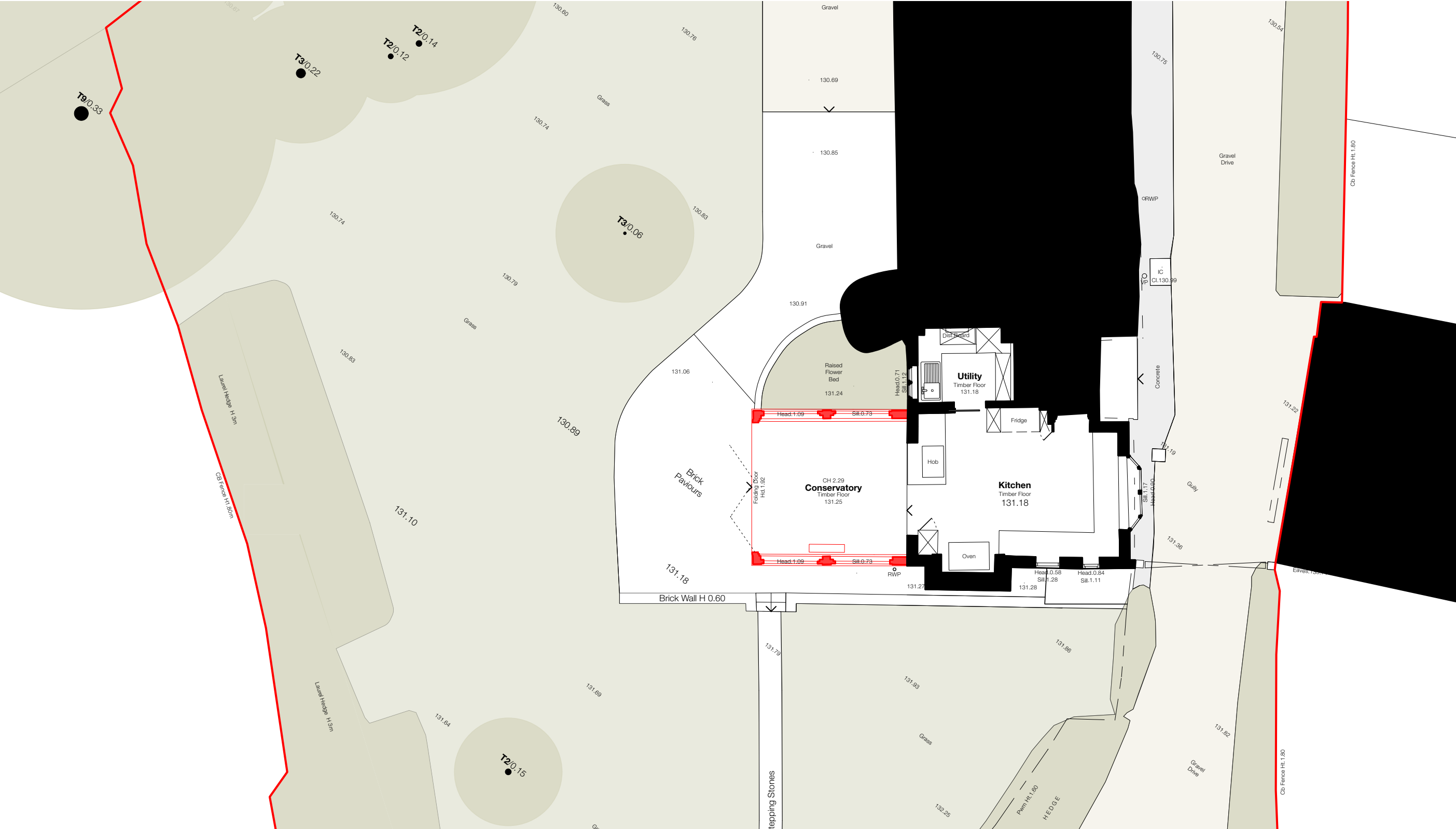
View from the north-west corner of Church Farm House looking into the well screened garden



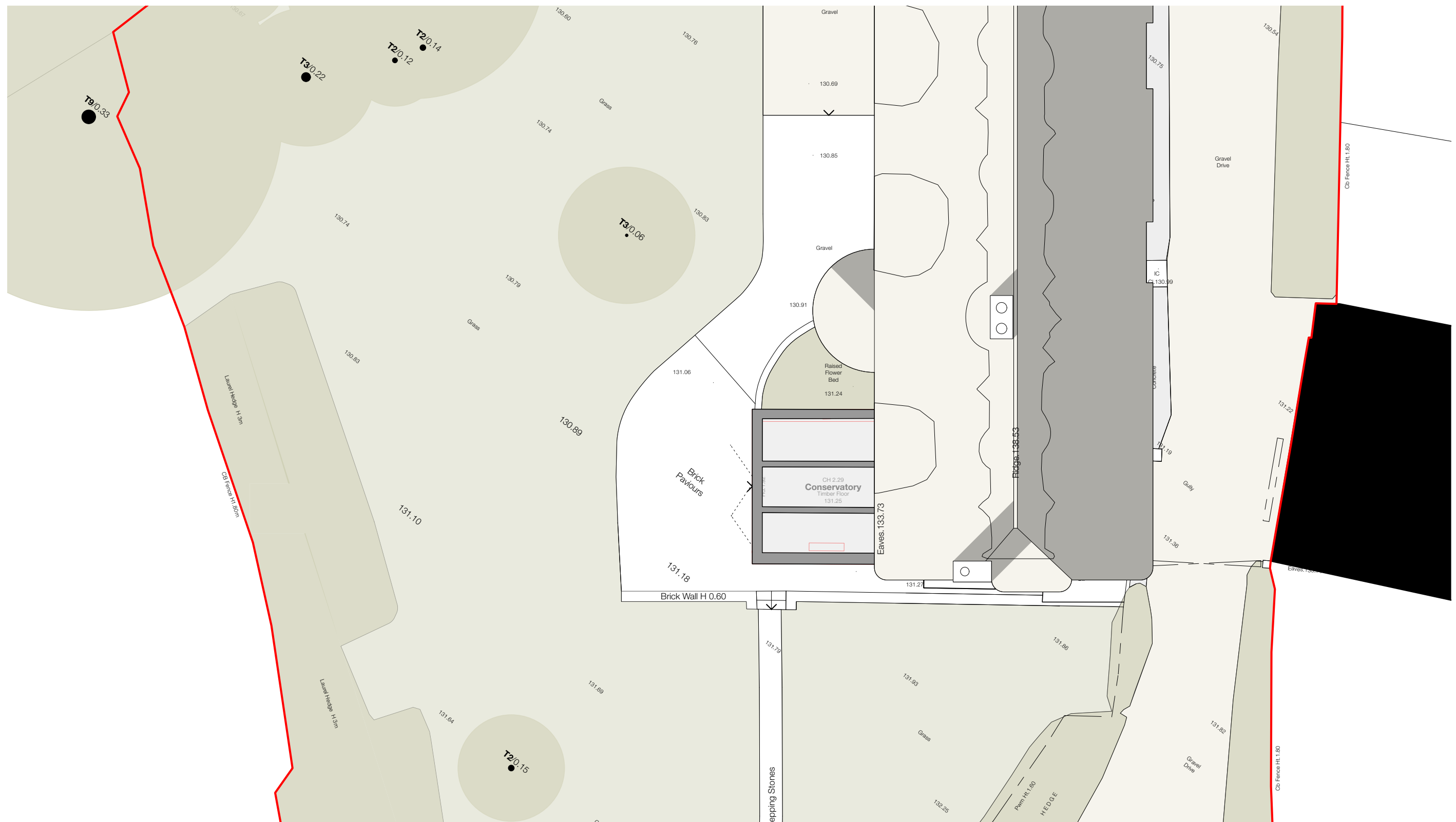
View from the south the parking area of Church Farm House looking to the well screened garden



Existing Site plan with the application Site (outlined in red)



Existing Ground Floor Plan (Site outlined in red)

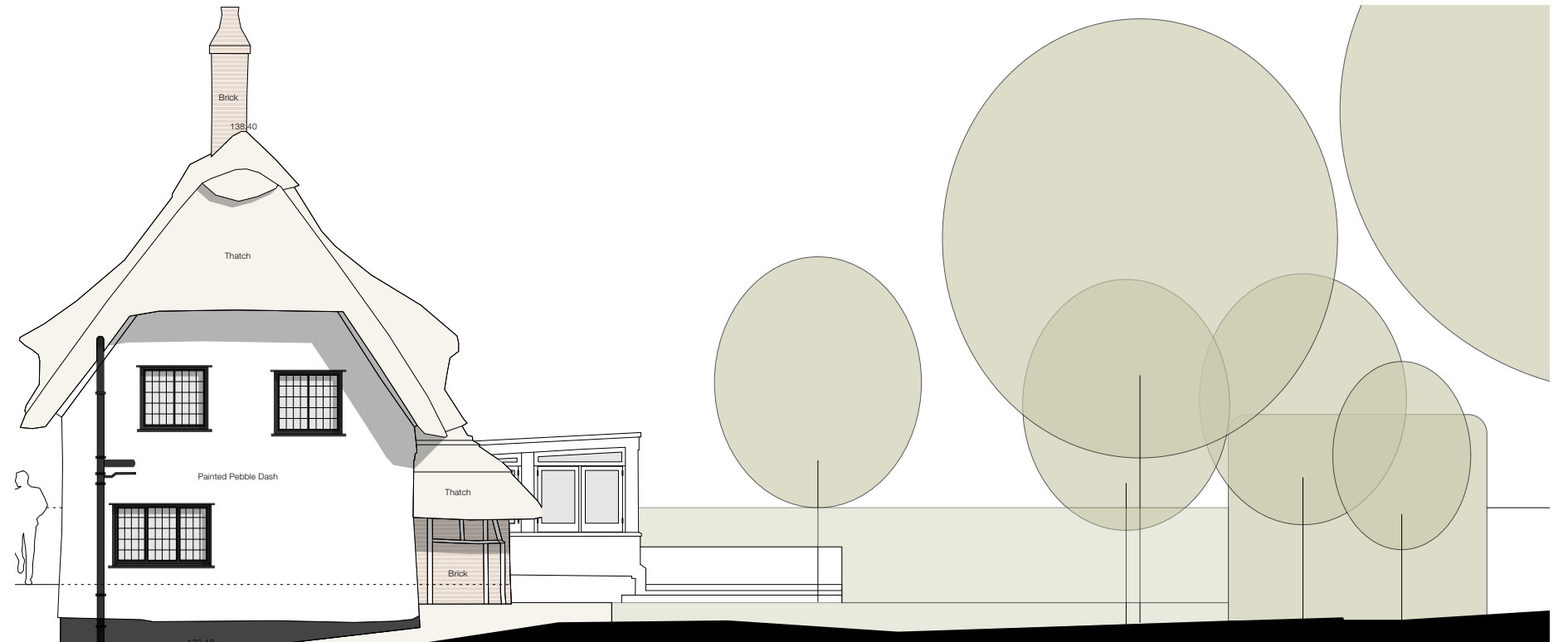




View from within the garden looking towards the existing 2020 conservatory which adjoins the 1960/70s two storey extension to the south of Church Farm House



View from the street, Bennett's Lane, illustrating the screening around the garden



Existing north elevation



Existing east elevation



View from within the garden looking north towards the existing 2020 conservatory which adjoins the 1960/70s two storey extension to the south of Church Farm House



View from within the garden looking east towards the existing 2020 conservatory which adjoins the 1960/70s two storey extension to the south of Church Farm House



Existing south elevation



Existing west elevation

Planning Context

A Pre-Application process has been undertaken in order to open dialogue on the proposals and receive detailed planning feedback from the local planning authority from an early stage to aid the design process and enhance the outcome.

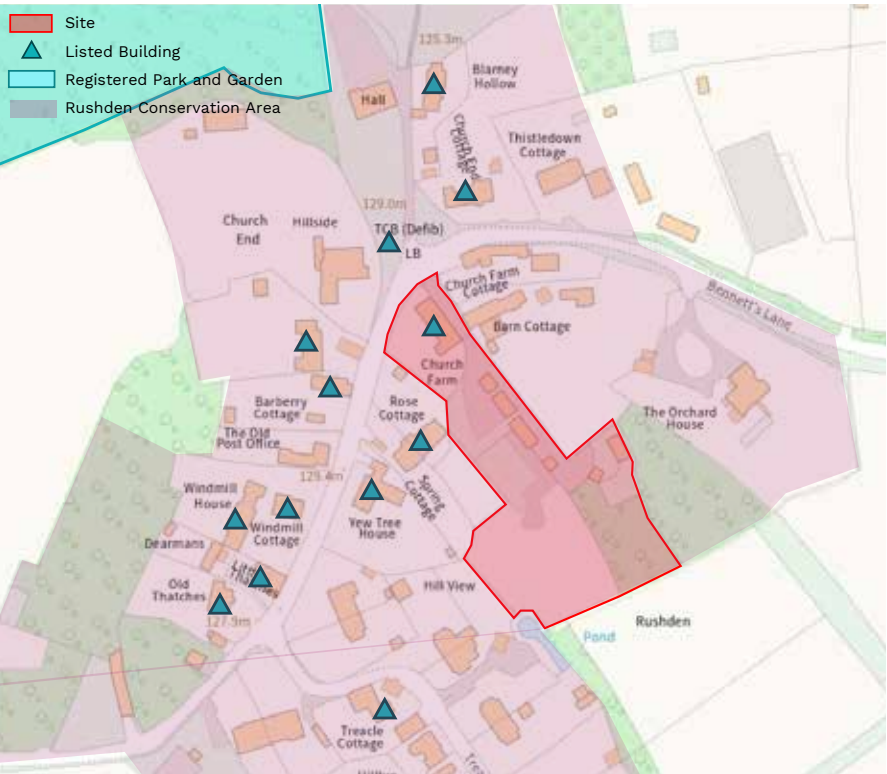
Existing Conservatory

The existing conservatory was built in 2020 following the severe deterioration and removal of the 1990s conservatory. Planning and Listed Building consent were not obtained these works. A initial Pre-App consultation was undertaken in 2024 where the Applicant drew this to the Planning Department’s attention. A Conservation Officer inspected the property 28th November 2024 and gave the Applicant verbal feedback and **suggested a contemporary replacement extension with a green roof**. No written feedback has been provided to date.

Extract from the previous Pre-App (Ref. 24/01819/PRELB):

‘Since listing in January 1986, it has been extended on two occasions: a rear conservatory approved in 1992 (ref.92/00733/1LB), and a rear front porch approved in 1997 (ref. 97/00748/1LB). The rear conservatory has since been replaced in part by a glazed oak structure with a gently sloping flat roof. The extension is on the same footprint as the earlier conservatory with no enlargement to the opening between the original cottage and the extension. It is this later addition which is proposed to be replaced by the proposed extension.’

The Applicant subsequently appointed Greenaway Architecture to design this replacement extension based upon our track record with contemporary extensions, with green roofs, to listed thatched dwellings.



Designated Heritage Assets in Context

Planning Policy

The scheme supports sustainable design while maintaining the historic and architectural significance of the heritage asset. The proposal has been developed in light of the following:

- **East Herts District Plan** (2018) – Policies **DES4 (Design of Development)**, **HOU11 (Extensions)**, **HA1 (Designated Heritage Assets)**, and **HA7 (Listed Buildings)**
- **National Planning Policy Framework** (2023) – Paragraphs 199–208 regarding designated heritage assets
- **Historic England Guidance** – “The Setting of Heritage Assets” and “Conserving and Enhancing the Historic Environment”

Below is a short summary of the relevant planning policies:

National Planning Policy Framework (December 2023)

Para 135 - The need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, while not preventing or discouraging appropriate optimisation, innovation or change (such as increased densities).

Para 139 requires development that is not well-design to be refused, whilst significant weight should be given to development which reflects local design policies and/or is outstanding, innovative and helps raise the design standards in the area.

Para 201 emphasises that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paras 205 - 208 address balance of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), great weight should be applied to the statutory duty where it arises, and any harm to significance should require a clear and convincing justification. Where substantial or less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including for less than substantial harm, securing its optimum viable use.

Planning Practice Guidance (June 2021)

Para 2 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach.

Para 6 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic.

Para 18 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm in order to identify which policies in the NPPF apply. It states that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy

The PPG also provides clear guidance in paragraph 20 on the meaning of ‘public benefits’, particularly in relation to historic environment policy, including paragraphs 207 to 208 of the NPPF.

The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF.

Planning History

Below is a summary of the property’s planning history:

- **Works to facilitate change of use of two existing outbuildings to provide home office use.**
18/02759/FP | Conditional Permission
- **Replace existing metal windows with timber, clad existing blockwork with stained timber feather edge boarding**
19/02907/FPH | Conditional Permission
- **Changes to window 7 and window 8** (as shown on floor plan) to two matching french doors (as non material amendment to planning permission reference 19/02907/FPH granted on 30.01.2020)
20/03077/NMA | Agreed
- **Insertion of window** to recessed porch
12/02766/1LB | Conditional Consent
- **Rear conservatory** (plans received 4th September 1992)
92/00733/1LB | Consent
- **Erection of porch** following demolition of single storey front extension
97/00748/1LB | Consent
- **Single storey front extension**
97/00747/1HH | Conditional Permission

The proposed works are to replace a 2020 extension that adjoins a 1960/70s extension.



Church Farm House Phasing Plan

Pre-Application Consultation + Feedback

A Pre Application submission (Ref. 25/01890/PREH) was made in respect of a ‘Replacement single storey rear extension and associated landscaping’ of the same design as subsequently submitted to planning, to open up constructive dialogue the local authority Planning and Conservation Officers.

The following assessment was received 6th October 2025 based upon the submitted details:

PLANNING OFFICER CONSULTATION - HT

Proposal

Pre-application advice is sought for a replacement single storey rear extension and associated landscaping.

The footprint of the extension including the roof overhang would be approximately 12.5m deep, 5.45m wide with a rear gable, the eaves measure between 2.86m to 1.8m due to ground level changes and the slight pitch. The extension would have a green roof.

Statutory Consultees

Any forthcoming planning application may require further consultation with the Council’s Conservation Officer, given the listed status of the host dwelling and the Conservation Area designation of the whole site. It may also be necessary to consult Historic England. This will be assessed at such a time an application is validated.

I attach at the end of this letter the full text of the Conservation officer’s advice. I do not consider it necessary to repeat here the details of the comments which I hope you will find clear and give a good steer as to how the Council would view the proposals particularly in terms of their impact on heritage assets should applications for planning permission and listed building consent be submitted.

I would say that I generally endorse the Conservation officers’ views at this stage.

Discussion

The main material considerations related to this application are:

- The impact of the development to the character and appearance of the local area and the host dwelling.
- The proposed impacts of the development on neighbour amenity.
- The impact of the development on parking in the local area.
- The impact on designated heritage assets.
- The impact upon the Rural Area Beyond the Green Belt.

Principle

This site is located within a semi-rural context which falls outside of the category A, B and C settlements (as defined under Policy SP2) and is an area protected by the designation of Policy CBG1, Rural Areas beyond the Green Belt where there is a presumption against new development.

The criteria of Policy CGB1 states:

In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

- a) Is infilling development which does not extend the built core of a Category B village;*
- b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;*
- c) Is strictly necessary for the needs of agriculture or forestry;*
- d) Relates to an existing rural building;*
- e) Is a modest proposal for rural economic development or diversification; or*
- f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.*

Pre-application advice is sought for the extension of an existing dwelling and therefore falls under clause d) which is further fleshed out by Policy CGB4, stating that:

- a) Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:*
- b) Any existing building to be converted for re-use does not require major extension or reconstruction;*
- c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and*
- d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.*

This proposal is therefore considered against paragraph c) of CGB4. The purpose of this clause is to protect the existing rural character and minimise the urbanisation of these sites. The external footprint of the dwelling minus the existing extension is approximately 267sqm. The proposed extension would be approximately 68sqm which would equate to an increase of roughly 25%. Looking purely at the footprint on paper, I would consider that an extension of this scale would not constitute a disproportionate addition to the dwelling and would not harm the openness of the Rural Area Beyond the Green Belt.

Furthermore, I consider that due to the positioning of the extension towards the rear of site, it would not be visible from the public highway. Given the large garden and the rural nature of Rushden, it would not harm the Rural Area Beyond the Green Belt. The proposal is therefore considered compliant with Policy CGB1 and CGB4.

Please note that Listed Buildings do not benefit from the same Permitted Development rights as other householder properties. As such, it is considered that there is no fallback position under the General Permitted Development Order 2015, for these extensions.

Design

Local Plan policies SP1 and SP9 require that proposals must respect and improve their surrounding and that new development will be supported where it is well designed and located and responds positively to its local context. This is further reflected in Policy D1 which outlines criteria for sustainable design. It states that planning permission will be granted provided that development proposals respond positively to the site’s local context, enhance public realm and retain existing vegetation and propose appropriate new planting and meets or exceeds nationally described space standards. Policy D2 states that planning permission for extensions to dwellings will be granted where the extension is “sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling”

I consider the extension to be contrary to the local character due to its significant depth. However, due to the fact the extension would be set well into the site with limited public views and designed in a manor to incorporate a modest height and green roof recessed into the ground level would overcome this harm.

In my view, the proposed scheme has been designed well to create a visually distinctive addition to the Listed Building in a contrasting yet complementary design. I agree with the argument that the green (Sedum) roof has been integrated in a way to compliment the original thatch whilst remaining subservient.

Heritage Impact

In this instance, both Conservation Officers have provided comments on this application and reached slightly different conclusions, whilst they have both agreed that the scheme is acceptable in its current state, the comments from Mark Simmons offer some suggestions to improve the scheme. Their full comment can be found attached to the appendix of this report.

Neighbour Amenity

The proposed extension would be modest in height and set sufficiently off the boundaries with neighbouring dwellings. The proposed windows would be at ground floor level and therefore would not provide any overlooking. The site has sufficient tree and hedge screening around the perimeter of the site.

Parking

The proposal would not alter the number of bedrooms within the dwelling. Due to the rural nature of the site, the dwelling has a reliance on private vehicle transport. Given the large gravel driveway, the proposal would be compliant with Policy T2 in this regard.

Conclusions

In conclusion, it is my considered opinion that if a planning application was submitted considering the proposal would be looked upon favourably. Any subsequent planning application should be supported by a robust and comprehensive Design and Access Statement and Heritage Statement.

CONSERVATION OFFICER CONSULTATION - TC

Recommendation

There is **NO OBJECTION**. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Summary

Impact on listed building’s special character – The proposal will see the demolition of the existing rear conservation which is considered not to positive impact on the listed building and its setting. There is no objection to the demolition of this structure.

Impact on character and appearance of the conservation area – The impact on the character of the conservation area will be minimal given is location to the rear of the host building. It follows the site’s topography and with the low eaves of the proposed green roof any glimpsed and short-range views will have a minimal impact on the character and appearance of the conservation area.

Impact on setting of heritage assets and how this affects significance – The new rear extension will offer clear legibility between the later addition to the host dwelling and with the glazed link this is considered to be a well-designed approach to adding to the listed building.

Does the proposal on this occasion harm or preserve or enhance – The proposal is not considered to cause harm for the reasons stated above.

Site Context

The site is situated in the Rushden Conservation Area and makes a positive contribution to this conservation area being a good example of an early C17 timber frame building.

The Conservation Area retains a significant range of domestic built heritage representing architectural periods from the later 15th or 16th centuries to the 1930s. The church preserves material from the medieval period and is likely to be a site preserving earlier archaeological evidence for predecessor churches. In particular, the proportion of buildings predating the 18th century that survive within the village adds to its significance and interest.

The Local Plan and NPPF

North Hertfordshire Local Plan 2011-2031 and the policies contained within it i.e., Policy HE1. The plan was adopted November 2022.

The relevant paragraph numbers at Section 16 of the 2024 version of the NPPF have been changed as follows:

207. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

214. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

217. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – December 2017

At para 14 under the sub-heading ‘Landscape Assessment and Amenity’ it states that

*“Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. **Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.**”*

At para 17 it states (my emphasis in bold): *“All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. **Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.** This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset’s significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.”*

Conclusion

The proposal is considered to cause no harm to the associated heritage assets for the reasons stated in the summary section above.

CONSERVATION OFFICER CONSULTATION - HT

Recommendation

Whilst I generally find this proposal **UNOBJECTIONABLE**, there are some matters I have raised that are worthy of further consideration. Having said that the scheme will generally satisfy the provisions of Sections 16(2) (LBC), 66(1) (FPH) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Summary

Impact on listed building’s special character and its setting

There will be a low/moderate impact upon the listed building.

Impact on character and appearance of Rushden Conservation Area

Limited impact upon character and appearance as works are to the rear and set back and screened from the road.

Harm, preserve or enhance

Overall, I take the view that the listed building’s special character and the appearance of the RCA will be preserved.

Detailed Analysis + Considerations

The key heritage issues are to consider the impact of the proposal upon:

- The special character of this listed building, and
- The character and appearance of the Rushden Conservation Area.

Last year a pre-app was received under ref: 24/01819/PRELB and whilst the description of the proposal is like that under consideration now, due to the confidential status of pre-apps I cannot undertaken a comparison exercise. Having said that, the previous pre-app used the existing extension footprint whereas the current scheme has a significantly longer (not wider) footprint.

The submitted Heritage Impact Assessment states the following:

1.2 Following an initial pre-app 24/01819/PRELB, the Local Planning Authority were made aware of the 2020 extension after a site visit on 28th November 2024 by the Conservation Officer, where verbal feedback was received that a green roof for a proposed contemporary extension would be preferred.

1.3 No written feedback from the Conservation Officer has been received other than the below referencing the current oak structure proposed for replacement as detailed in this report:

“Since listing in January 1986, it has been extended on two occasions: a rear conservatory approved in 1992 (ref.92/00733/1LB), and a rear front porch approved in 1997 (ref. 97/00748/1LB). The rear conservatory has since been replaced in part by a glazed oak structure with a gently sloping flat roof. The extension is on the same footprint as the earlier conservatory with no enlargement to the opening between the original cottage and the extension. It is this later addition which is proposed to be replaced by the proposed extension.”

At page 24 of the HIA a phasing plan is offered and shows the existing conservatory sited to the right of the rear elevation and abutting a 1960/70's addition.

I concur with the last sentence of para 6.8 of the HIA below:

6.8 The farmhouse (Figure 10: Building 1) is the building of greatest architectural interest on the Site, designated for its contribution to the national understanding of vernacular architecture. The central core was constructed during the early C17, with the timber frame of the building remaining evident both inside and out. The central core of the building consisted of a timber-framed two-bay dwelling with a central passage, distinguished by exposed timber posts, and two end fireplace ranges. An external brick-built bread oven also adjoins the southern fireplace range. **This central core of the building holds the greatest architectural interest as the original dwelling.**

6.11 Finally, the conservatory extension, approved in 1992, has since been replaced on a like-for-like basis in scale and footprint, albeit unauthorised. This is situated on the same footprint as the former conservatory and does not contribute to the historic fabric of the building. Therefore, the most architecturally significant areas of the building are within the centre and north end of the dwelling, with the south end of the dwelling holding no heritage architectural interest.

Further on I also agree with 6.12 below:

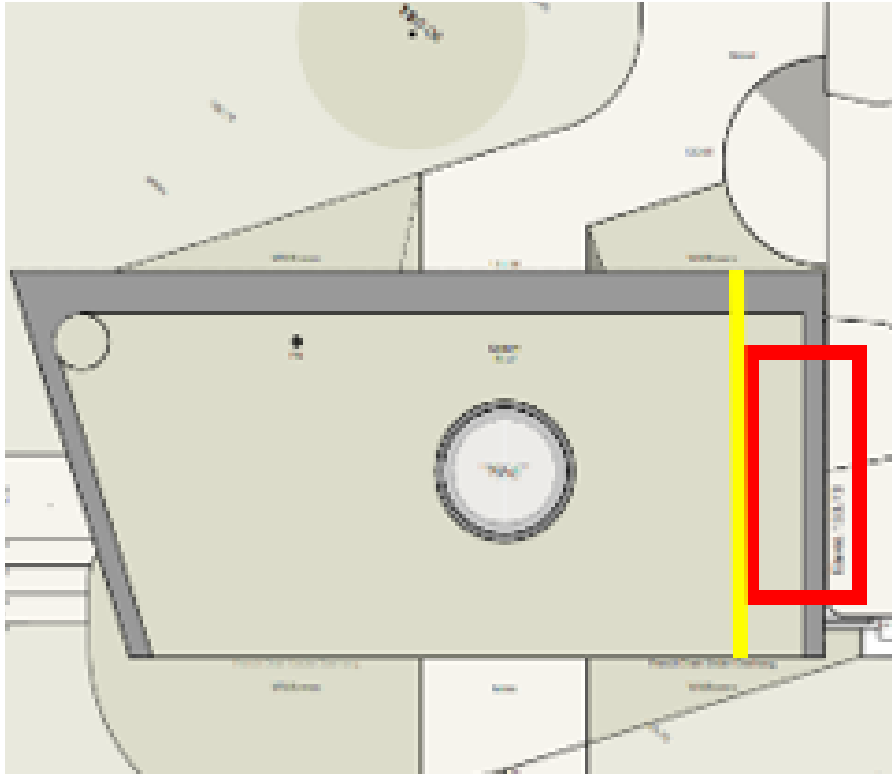
6.12 The existing extension is a **later 2020 addition which is of no significance therefore its removal will not result in any loss of any historic fabric and consequently does not give rise to direct harm to the designated heritage asset.**

The following paragraphs of the HIA set out the design case and I understand the approach adopted here. I agree that an organic roof (sedum) would reflect the host building's roof (thatch).

6.16 The building has been designed to sit in the landscape and work with the topography of the garden with low eaves on the south elevation reflecting the low and intimate eaves that is characteristic of the thatched roof. **This will ensure that the stretch of glazing is not overbearing as it the height will be reduced sitting in line with the ground floor window.**

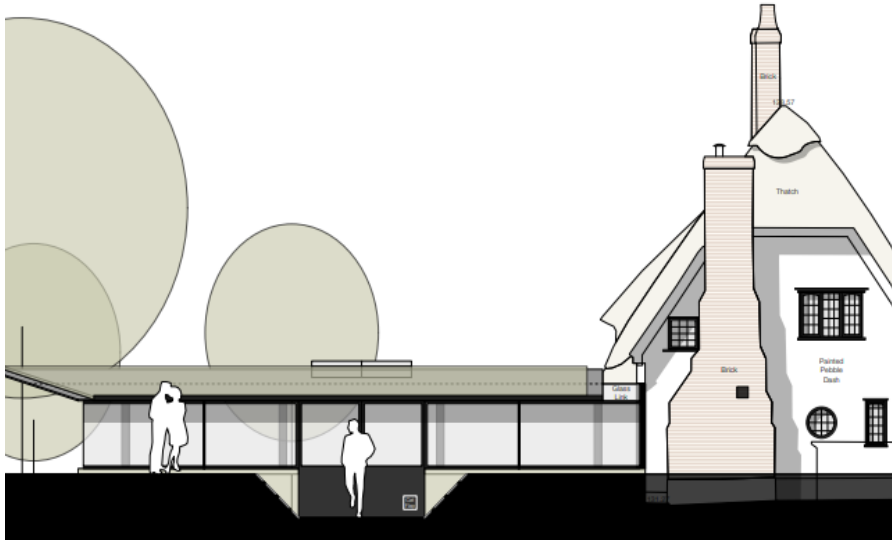
6.17 The roof itself is proposed to be a sedum roof and **reflects the thatched roof in a contemporary way.** There is a small glass link sitting beneath the overhang of the thatched eaves which is a sensitive detail that has been considered in comparison to the existing box design that immediately abuts the building and sits at odds with the historic form being read as more bulky mass.

6.18 Furthermore, the **small, glazed link will enable a clearer legibility between the linear house,** albeit in differing phases and the much more obviously contemporary form that sits perpendicular.



Extract from Conservation Officer's Pre-App feedback regarding the depth of the glazed link

In my opinion, the small glazed link is a key feature of the design and I get the legibility issue, however, I question whether a deeper, narrower link, would convey the legibility issue even more so and provide a little 'breathing space' to the corner of the main building and to the external brick-built bread oven which adjoins the southern fireplace range. I indicate with the red outline rectangle perhaps a more acceptable link in terms of width and depth with the extension starting broadly where I have shown the yellow line. There is a case to suggest that the link may work well with 'rendered sides' reducing the impact of glazing.



The Conservation Officer praised the subtle shallow roof pitch which respects the main roof eaves

My only slight reservation here is the depth of the left-hand overhang on the side elevation below but this may be insufficient reason to justify an objection.

What I find particularly well-handled is the subtle shallow roof pitch which respects the main roof eaves line.

Heritage Policy Assessment

Planning (Listed Building and Conservation Areas) Act 1990
Sections 16(2) – LBC only, 66(1) – FPH only and 72(1) – LBC and FPH

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

I consider that it is possible to create well-handled contemporary alongside a listed building such as this and within a designated heritage asset (RCA) without occasioning harm to either.

Such an approach has been achieved in recent years with two grade II* listed properties at Ashwell, namely Bear House, 77 High Street (under refs: 16/01783/1HH & 16/01784/1LB) and Ducklake House, 27 Springhead (under refs: 21/00200/FPH & 21/00201/LBC).

Generally, I find this proposal **UNOBJECTIONABLE.**

RESPONSE TO PRE-APP FEEDBACK

We welcome the positive feedback, which allows architecture to be created.

In respect of the Conservation Officer's point regarding a deeper glass link to the house, we have designed the depth off the glass link to allow the rainwater from the thatched roof of the main house, which has no gutters, to fall onto the new sedum roof and then drain onto the garden via 'French drain'. If the glass link was wider as suggested then the rainwater from the main roof would all fall onto the glass which we fear would; a) not be able to cope with heavy rainfall, b) the water would have nowhere structured to go and c) be messy and dirty.

English Heritage - New Development in Historic Areas

English Heritage produced advice on development proposals in historic areas and commissioned the publication *'Building in Context - New Development in Historic Areas'* to stimulate a high standard of design when development takes place in historically sensitive contexts. It does this by highlighting a series of case studies in which achievement is far above the ordinary and draw lessons both about design and about the development and planning process.

As a result, English Heritage hopes that people will be encouraged to emulate the commitment and dedication shown by the clients, architects, planning officers and committee members to be able to learn from their experience.

Below are the extracted salient points and case studies felt in some way relevant to this project:

BUILDING IN CONTEXT - NEW DEVELOPMENT IN HISTORIC AREA

Extract from Foreword by Sir Stuart Lipton + Sir Neil Cossons

'Ill-considered imitation has over the years damaged the fabric of our historic towns and cities. But there is another way, in the form of buildings that are recognisably of our age while understanding and respecting history and context.'

'While firmly of today, they (the Case Studies) draw intelligent inspiration from what surrounds them and in that sense are rooted in the past. That is true confidence and assurance.'

'We have in Britain today an abundance of architectural skill and every reason to believe in our ability to add inspirationally to the built fabric we have inherited.'

'Skill is not exclusively vested in household names. There is a wide variety of practices capable of responding imaginatively to the challenges posed by building a new in historic contexts.'

'To release those skills, we need vision and commitment on the part of clients and planners.'

The design of the submitted proposals, *'represents the kind of intelligent and imaginative approach that can enrich historic environments. We can pay respect to those places best by continuing the tradition of pace-setting and innovation that they themselves represent. As always, this is a question not of style but of quality. And quality, whatever its stylistic guise, can bring a whole range of benefits – not only aesthetic but economic, social and environmental.'*

The Need for Advice

'Conservation areas and other sensitive sites are not being well served by the development which is taking place within them and that there is a widespread misunderstanding about how to determine what is appropriate for such sites.'

In historic areas... *'whatever their history, the design question raised by new development proposals relates to the architectural character which is now appropriate to the place concerned. The different attitudes to modern methods and materials mentioned above have led to two simplified positions and both these positions have led to unsatisfactory outcomes in many cases.'*

On the one hand are those who believe that new development should simply reflect its own time' and that if it does this it is absolved from the need to defer or pay heed to its setting in any way. The argument often used in support of this position is that what shocks today no longer does so in twenty years' time and that past radical innovations now seem part of an organic whole.

On the other hand there are those who believe that what is important is to preserve the character of the conservation area at all costs, and that this is best done by opposing all development and insisting that when it does take place it copies the architecture of existing buildings. They argue that it is the maintenance of historic character that is the reason for the designation of conservation areas and that their sole purpose should be that of preservation.

The former argument often leads to proposals or developments which show no regard for the context in which they sit and erode, rather than enrich, the character of the area as a result. The latter (a very different matter from authentic reconstruction) leads to a superficial echoing of historic features in new building, which itself erodes the character just as much.

Particularly unfortunate results often occur when the two opinions are forced to compromise, often as a result of an attempt to change the architecture of a proposal into a more contextual form. Signs that this has taken place include random Application of historic elements.

A word often used to describe projects including elements of this kind is pastiche, which, when used correctly, implies the assembly of stylistic elements from different sources'.

The Right Approach

'The belief underlying the publication is that the right approach is to be found in examining the context for any proposed development in great detail and relating the new building to its surroundings through an informed character appraisal.

The right approach involves a whole process in addition to the work of design, from deciding what is needed, through appointing the architect, to early discussions with and eventual approval by the planning authority. It may involve the preparation of a formal planning or development brief for the site in question and will certainly involve discussing the matters usually dealt with in such documents and coming to an agreement.

Collaboration, mutual respect and a shared commitment to the vision embodied in the project will be needed if the outcome is to be successful. The best buildings arise from a creative dialogue between the planning authority, the client, the architect and the other key professionals involved'.

The Case Studies

Each Case Study has been reviewed and the salient points set out below as a set of guidelines and objectives for the proposed extension of Watercress Cottage where applicable:

- *Relate well to the geography and history of the place and the lie of the land*
- *Sit happily in the pattern of existing development and routes through and around it*

- *Respect important views*

- *Respect the scale of neighbouring buildings*

- *Use materials and building methods which are as high in quality as those used in existing buildings*

- *Create new views and juxtapositions which add to the variety and texture of the setting.*

- *Achieve results far beyond the average quality for developments of their kind, though it is not suggested that they are beyond criticism.*

- *The hope is that all those who have responsibility for some aspect of development in conservation areas and other sensitive sites will find something with which they can identify and which will help them to achieve excellence in their work, whether it is an aspect of the design, the development or the planning process.*

Parish Room, Aldbury

- *Respect the character of the conservation area of the village.*

- *Design a building which would be unequivocally modern in character without jarring with the historic church or the character of the village.*

- *A difficult site and the restrictions of dealing with a Grade I listed building can generate a successful architectural solution.*

- *Traditional materials and methods can be used in modern ways. When this is done successfully, it shows that this can provide a visual link between old and new, without the new copying the details of the old or pretending to be old.*

Headland Cafe, Bridlington

- *Find a form and architectural expression which is both bold enough to demonstrate the commitment to quality and modernity and modest enough to sit happily in the landscape.*

- *It is possible to combine modesty, boldness, modernity and popularity.*

Picture House, Exeter

- *In terms of architectural expression, the building finds language which embodies the client's aspiration for stylish modern architecture without disrupting the historic setting.*

- *Modern and restrained all at the same time. It illustrates that a difficult site can provide the solutions to design problems if it is approached imaginatively.*

Victoria Hall Hanley

- *The project demonstrates that it is possible to extend an historic building in a way that respects it and at the same time makes a positive contemporary architectural statement. It shows that as a result of such an initiative new life can be given to the building itself and to its neighbourhood.*

Conclusions

‘The case studies demonstrate a number of ways in which good architecture can be achieved on sensitive sites.

Equally importantly, they show that most of the excuses offered for failing to achieve high design standards in such places are not valid.

The general, most important lesson from all the studies is that all successful design solutions depend on allowing time for a thorough site analysis and careful character appraisal of the context.

This lesson is of universal application. For example, what is appropriate in an area made up of buildings of varied types and scales will be different from what can be permitted in the context of formally laid out streets and squares or an area with a strong unified character.

The studies also lead to a number of more specific conclusions:

- The best buildings result from a creative dialogue between the architect, client, local planning authority and others; pre-Application discussions are essential.
- The local planning authority and other consultees can insist on good architecture and help to achieve it.
- Difficult sites should generate good architecture, and are not an excuse for not achieving it.
- With skill and care, it is possible to accommodate large modern uses within the grain of historic settings.
- Sensitivity to context and the use of traditional materials are not incompatible with contemporary architecture.
- Good design does not stop at the front door, but extends into public areas beyond the building.
- High-density housing does not necessarily involve building high or disrupting the urban grain.
- In a diverse context a contemporary building may be less visually intrusive than one making a failed attempt to follow historic precedents.

Appraising a Proposal

‘The case studies and the conclusions arising from them point to certain lessons for everyone involved in appraising planning Applications.

Design quality should be one of the most important of these, particularly if the site lies in a conservation area or is sensitive in some other way. In the final analysis it is true that there is a subjective element in judgements about design quality and people often disagree about what they like.

But such differences of opinion and matters of personal taste should not be allowed to obscure the fact that it is possible to arrive at opinions about design quality that are based on objective criteria. There are many ways of doing this, but any such process is likely to include asking the following questions. They encompass both the quality of the building itself and its quality as a contribution to the urban design of the neighbourhood in which it is situated:

- How does the proposed building relate to its specific site? Is there a positive and imaginative response to any problems and constraints? Have the physical aspects of the site been considered, such as any changes in level within or beyond it? Are access arrangements convenient and existing routes respected? Can the amount of accommodation required be fitted on the site in an elegant way?
- How does the proposal relate to its wider setting? Are the street pattern and grain of the surroundings respected? Are there changes in height between the existing and new development and if so how are they managed? Will the result enhance or damage the quality of the townscape?
- How is the density of the proposal related to that of existing and neighbouring uses? If there are differences, are they acceptable?
- Has the impact of the building in close views been assessed? Is it either weak or overpowering? Does it respect the scale and rhythm of its neighbours?
- What materials are used? How do they relate to those of the surrounding buildings? Is the quality as high? Are there interesting comparisons or contrasts in the use of materials? How will the colours work together?
- Is the architecture of the building suitable for the uses it contains? Is it trying to be too grand or pretending to be more modest than it really is?
- How does the architecture present itself to the viewer? Is there a strong composition in the pattern of solid to opening in the façade? Does the detailing of the materials show signs of careful thought or originality in the way the building is put together?
- What contribution, if any, does the proposal make to the public realm? If new open space is created, is it clear that it will provide a positive benefit and have a genuine use?
- In the wider setting, has the impact of the building in views and vistas been considered? Does it make a positive or negative impact? Does it form an harmonious group or composition with existing buildings or features in the landscape? Does it distract the eye from the focus of the view and if so does it provide something better to look at?

Application of Guidance

The design of the proposals have been approached with the English Heritage guidance at the forefront of the process throughout and integrate the key relevant points in all aspects to produce a work of high quality modern architecture and avoid obvious borrowings from historic styles while striking a suitable relationship with the adjacent buildings.

Other References

PPG1: General Policy and Principles, Department of the Environment 1997

PPG15: Planning and the Historic Environment, Department of the Environment/ Department of National Heritage 1994

PPG16: Archaeology and Planning, Department of the Environment 1990

By Design: Urban Design in the Planning System – Towards Better Practice, DETR and CABE 2000

Better Places to Live – a Companion Guide to PPG3, DTLR and CABE 2001

Conservation Area Practice, English Heritage 1995

Development in the Historic Environment, English Heritage 1995

Enabling Development and the Conservation of Heritage Assets, English Heritage 2001

Informed Conservation, English Heritage 2001

Street Improvement in Historic Areas, English Heritage 1993

What Makes a Good Building?, Royal Fine Art Commission 1994

Context: New Buildings in Historic Settings, Architectural Press 1998



Example of a contemporary extension lightly touching a listed building (Greenaway Architecture)

Contemporary Additions to Heritage Assets







Design Philosophy

The design approach has been to preserve the best of the old and complement it with the best of the new, approached with the English Heritage guidance *Building in Context - New Development in Historic Areas* at the forefront of the thought process throughout.

We have sought to integrate the key relevant points to produce a work of high quality modern architecture that avoids obvious borrowings from historic styles.

The proposals are designed to be recognisably of our age whilst respecting the prominence of the existing principle building and the Site's landscape. The design seeks to maintain established hierarchies, legibility in reading the buildings form, whilst lightly touching the existing building.

Imitation of historic features and superficial echoing of the past would damage the fabric of the listed building. A proposed addition which is historicist in character would be inappropriate.

Therefore we put forward proposals which are contemporary in character but also contextual and of high quality. The proposals also respect the scale and rhythm of the existing building.

The proposal acknowledges that successful developments come about through both a difference from, and a respect for, their surroundings. The proposed new-build components will be modern in character without jarring with the historic building or the character of existing building through material.

The proposals have found a form and architectural expression which is both bold enough to demonstrate the commitment to quality and modernity and modest enough to sit happily in the landscape.

The visible structural frame relates to the exposed timber from of the existing house, without copying it and the black detailing relate to the black window frames of the existing house.

The architecture of the proposals are suitable for the uses it contains and it does not try to be too grand, nor pretend to be more modest than it really is.

It is possible to combine modesty, boldness, modernity and popularity. The proposals find a language which embodies the applicant's aspiration for stylish modern architecture without disrupting the historic setting.

It is recognised that heritage assets are able to accommodate change without affecting their significance. The proposals demonstrate that it is possible to extend a historic building in a way that respects it and at the same time makes a positive contemporary architectural statement. It shows that as a result of such an initiative, new life can be given to the building itself and to its local area.

The proposals aim to successfully integrate with the surroundings, utilising the highest quality architecture, material specification and construction standards to compliment the listed building and make a positive contribution to the setting.

The proposals provide visual continuity with historic precedents as well as emphasising modernity. Good design is fundamental to delivering sustainable development.



Visualisation of the proposed extension set into the sloping site beneath a green roof



Example of an extension to a listed stone and thatch house which allows the house to be read



Example of an extension to a listed stone and thatch house which allows the house to be read

Proposal

The proposal is for the **demolition of the existing rear extension** and the construction of a **replacement single-storey rear extension** with a **green roof** and **contemporary detailing**. The new extension will provide a light-filled family room and improved kitchen accommodation.

Key Design Elements:

- **Plan Form + Massing:** A dynamic, rectilinear single-storey form set into and integrated with the inherently sloping landscape beneath a sculptural shallow green roof, reflecting the conscious complimentary contrast to the character of the existing house.
- **Roof Design:** Large overhangs and gutterless details pay homage to the thatched roof of the main house. The native grasses, wildflower and sedum green roof, designed to enhance biodiversity, reduce rainwater runoff, and provide thermal insulation, also speaks to the natural material of the thatched roof on the main house.
- **Materiality:** Black detailing to work with the black window frames of the existing house and black finish to surrounding building, along with a timber soffit to pick up on the timber elements of the existing house, including the ceiling of the adjacent kitchen.
- **Connection:** A clearly legible connection between old and new via a lightweight glazed link set back from the original rear wall, preserving the historic form of the house.



Example of a green roof to a single storey structure set down into the landscape as proposed



Visualisation of the proposed extension set into the sloping site beneath a green roof, which is shown as lifted to expose the internal space

Design Brief

Brief + Outline of Proposal - The Applicant is seeking to adapt their family home to create a more functional house to suit how they live now, whilst respecting its heritage.

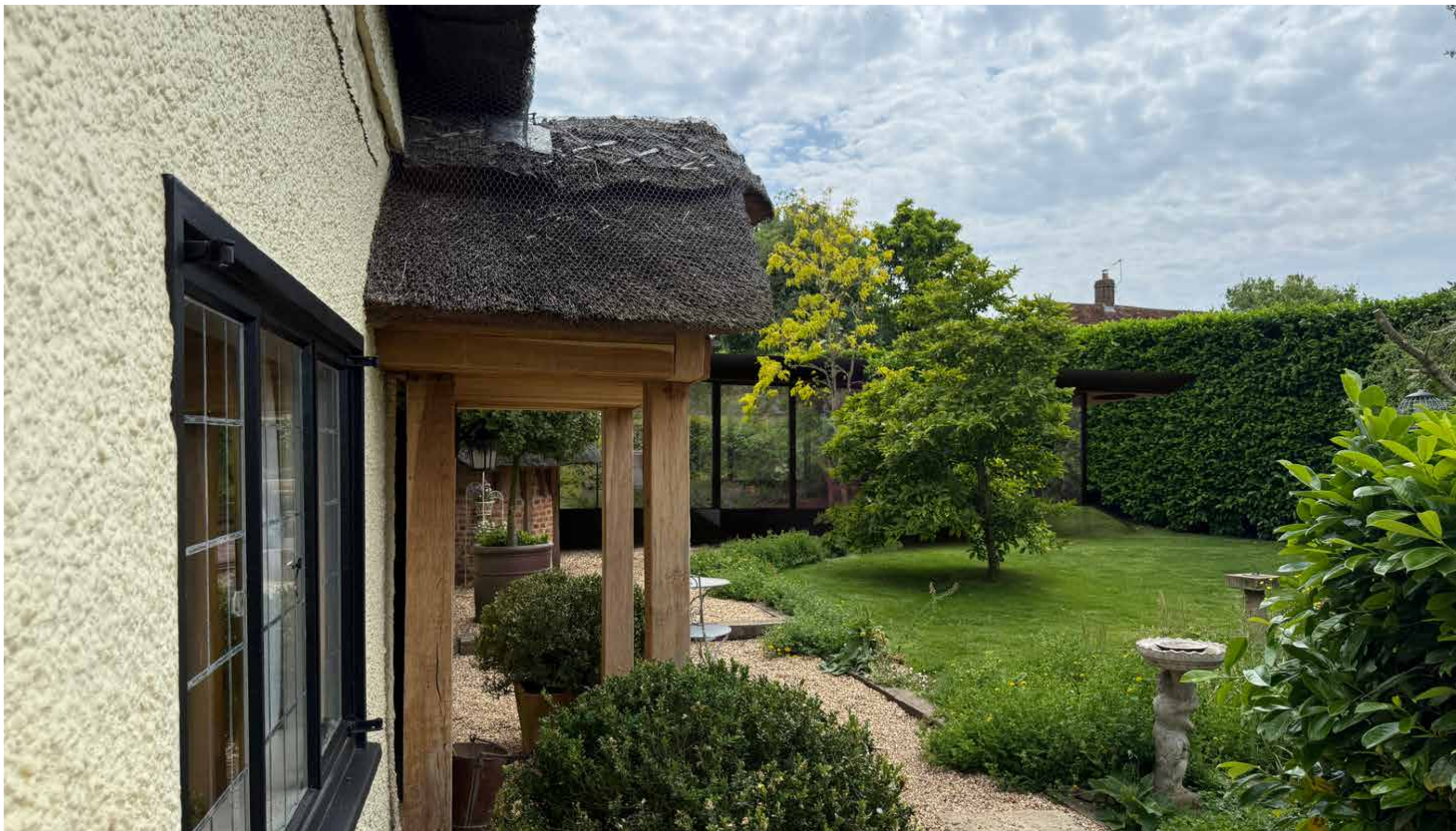
- **Enhance the rear of the building** through carefully removing the poor architectural quality and thermally inefficient rear extension with a largely transparent extension with a solid roof (not a conservatory) of a suitably complimentary contrast.
- **Connection to Garden** - The property features an extensive Garden, which the Applicant wishes to be much better connected to from within the house, with an indoor-outdoor feel, particularly from a space that they spend most of their time, the kitchen. Furthermore, the Applicant would like to be able create flow, whereby the informal Dining and Kitchen are connected spaces, so that they can be together whilst utilising different spaces and not being too hot or too cold.
- **Working Space** - The Applicants run their own business, therefore it is both logical and sustainable to create some informal home-working space for domestic use.
- **Warmth** - The existing house is particularly cold, whilst also being expensive to run. The proposed replacement extension encapsulates the uninsulated south-west corner of the house with an insulated, airtight, warm and dry, extension that would improve the warmth of the house as a whole, whilst aiding running costs, and yet allowing the sun to stream in for amenity and natural solar gain.



Example of a green roof to a single storey structure set down into the landscape as proposed



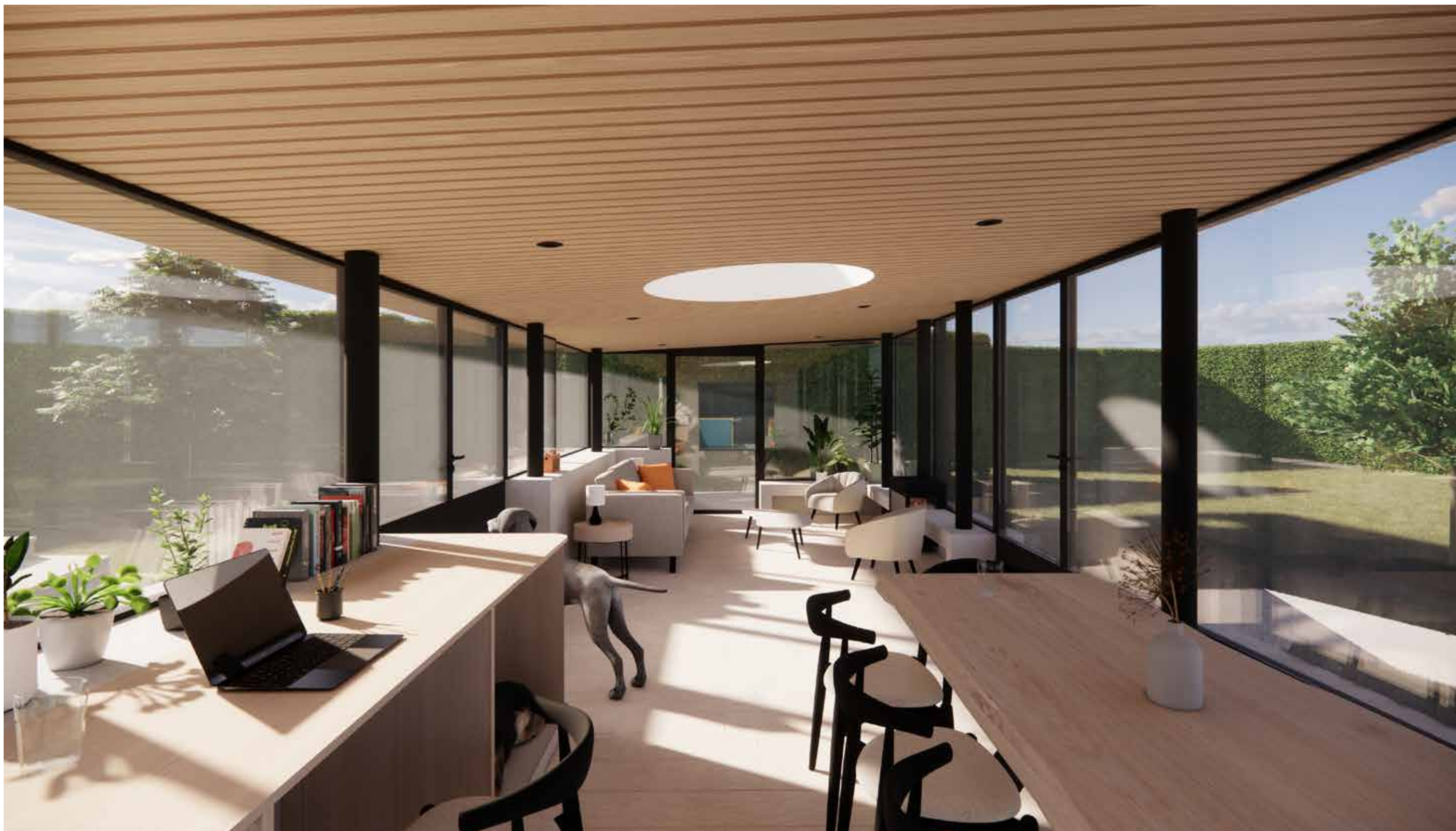
Proposed Site plan with the application Site outlined in red



Proposed view from the north-west corner of Church Farm House looking into the garden



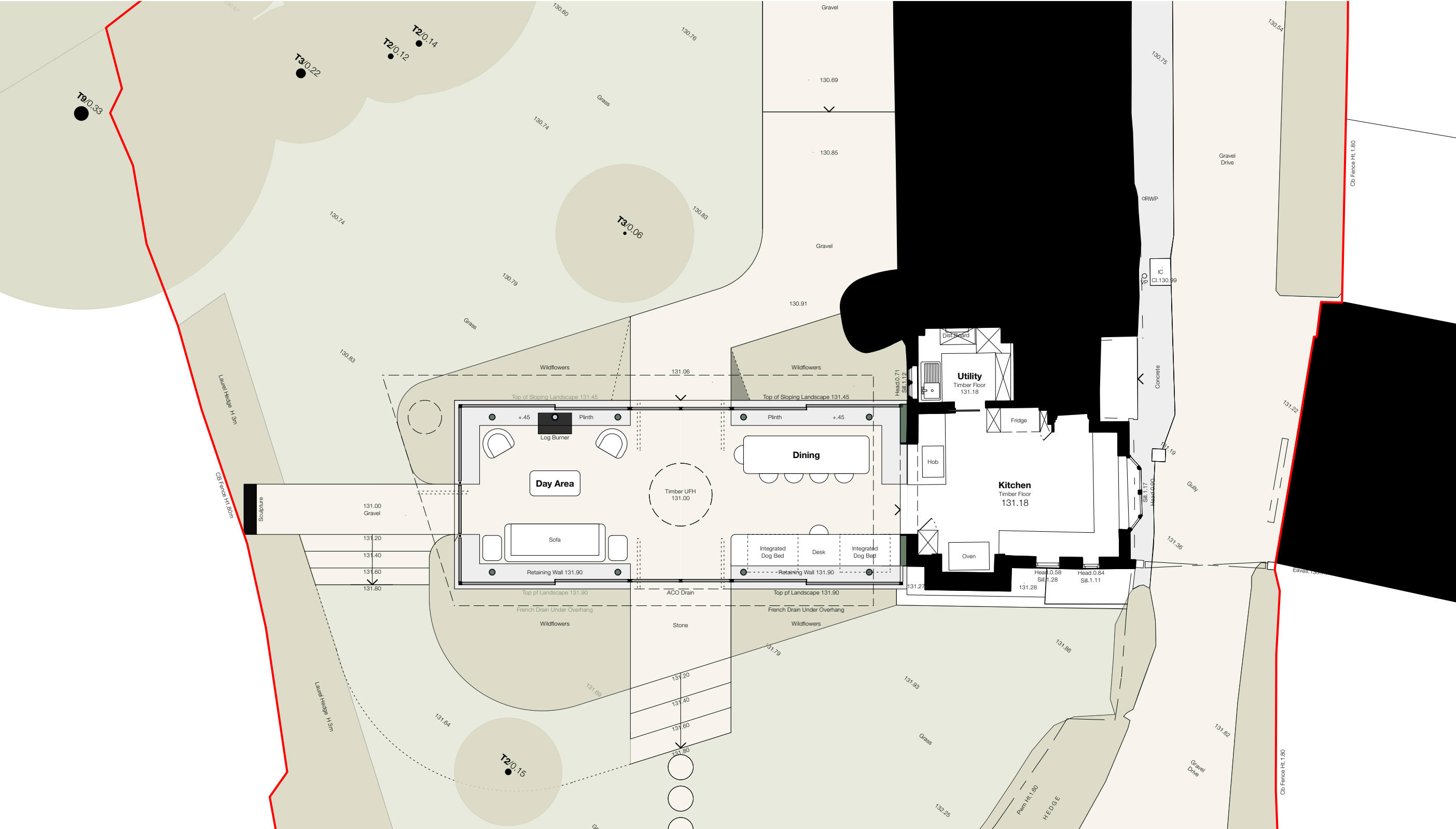
Proposed view from the south the parking area of Church Farm House looking to the garden



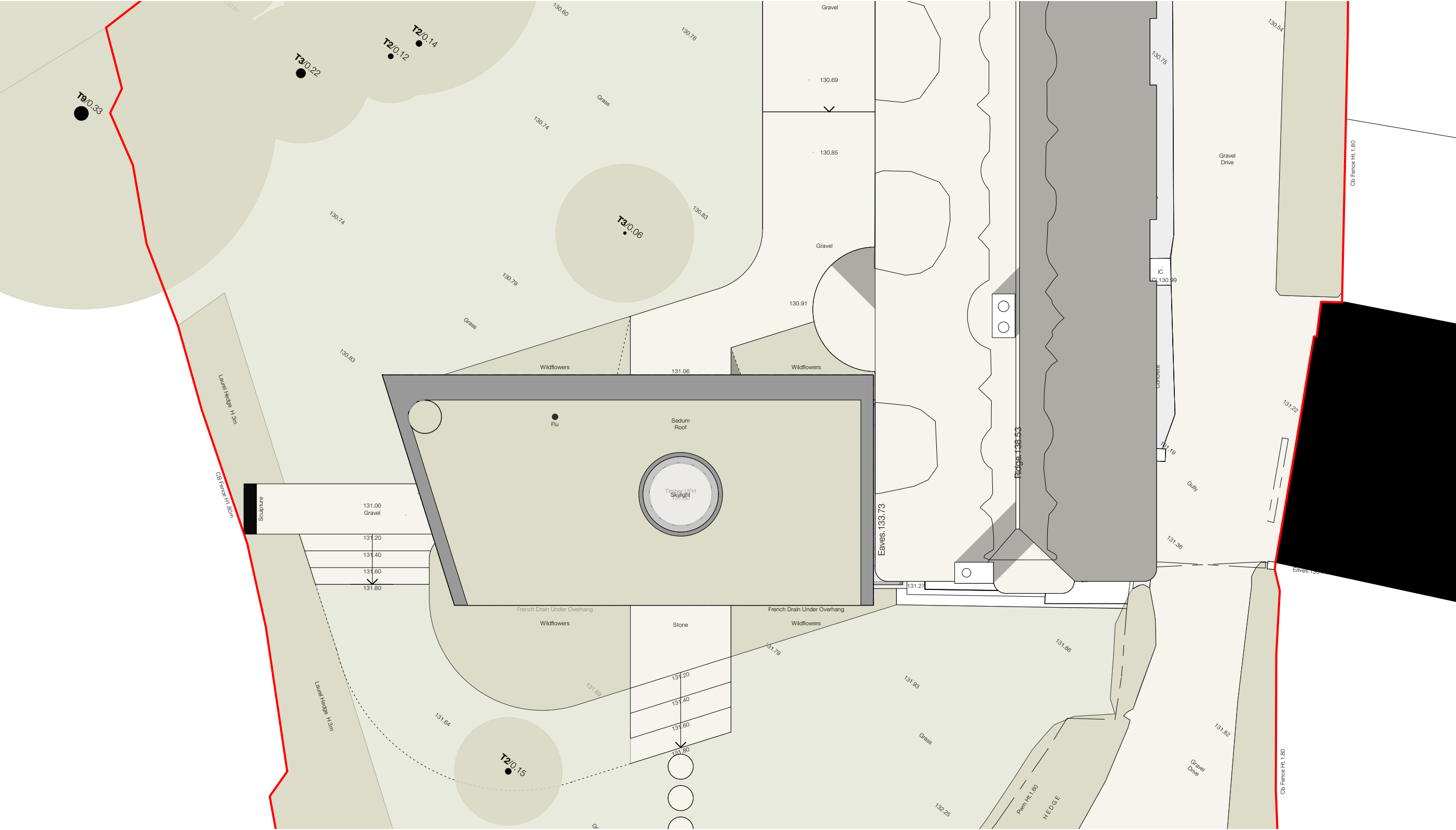
Visualisation from within the proposed extension which is designed to allow views through and into the garden



Visualisation from within the proposed extension which is designed to allow views through and into the garden, as well as connect to the existing house via the kitchen, adjoining the 1960/70s portion of the house



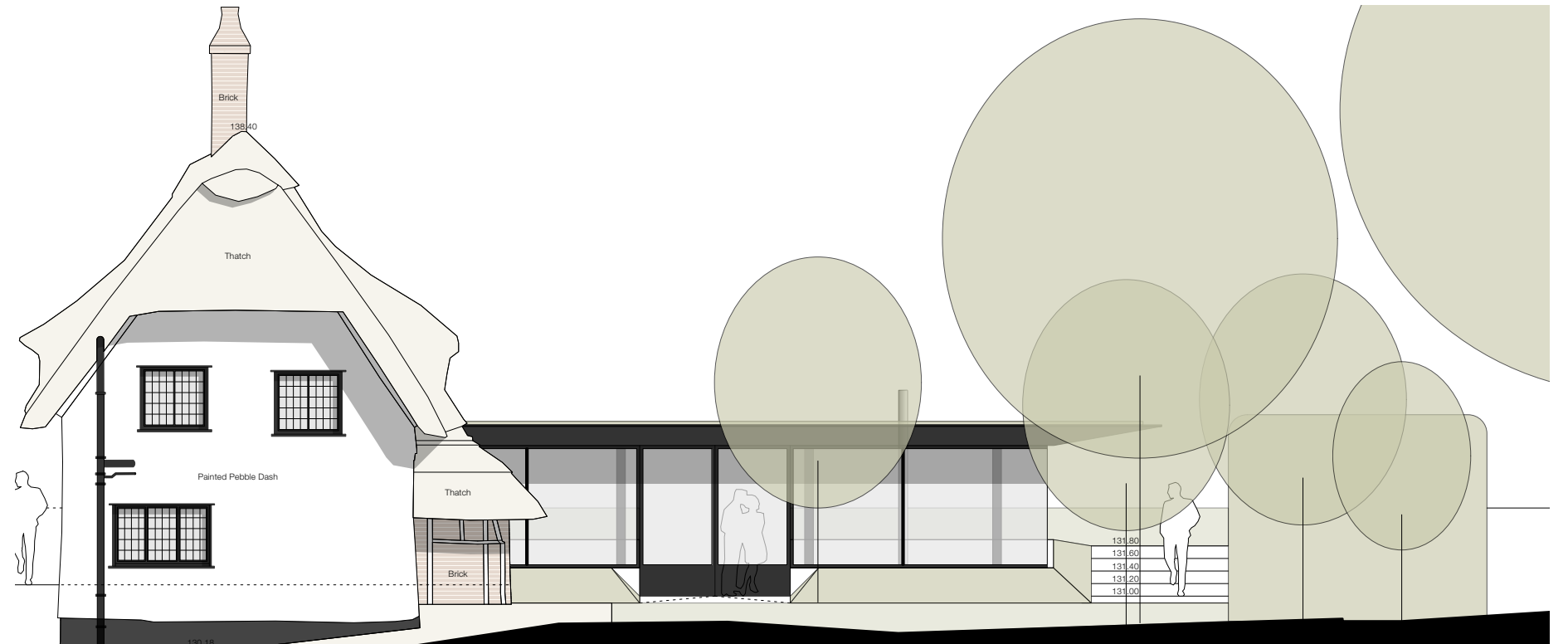
Proposed Ground Floor Plan (Site outlined in red)



Proposed Roof Plan (Site outlined in red)



Example of listed building extension detail (Greenaway Architecture) that allows views through



Proposed north elevation



Proposed cross section through extension



Proposed east elevation

Green Roof

The roof of the proposed extension features an extensive species-rich native green roof to enhance the view from first floor windows and provide a number of additional benefits.

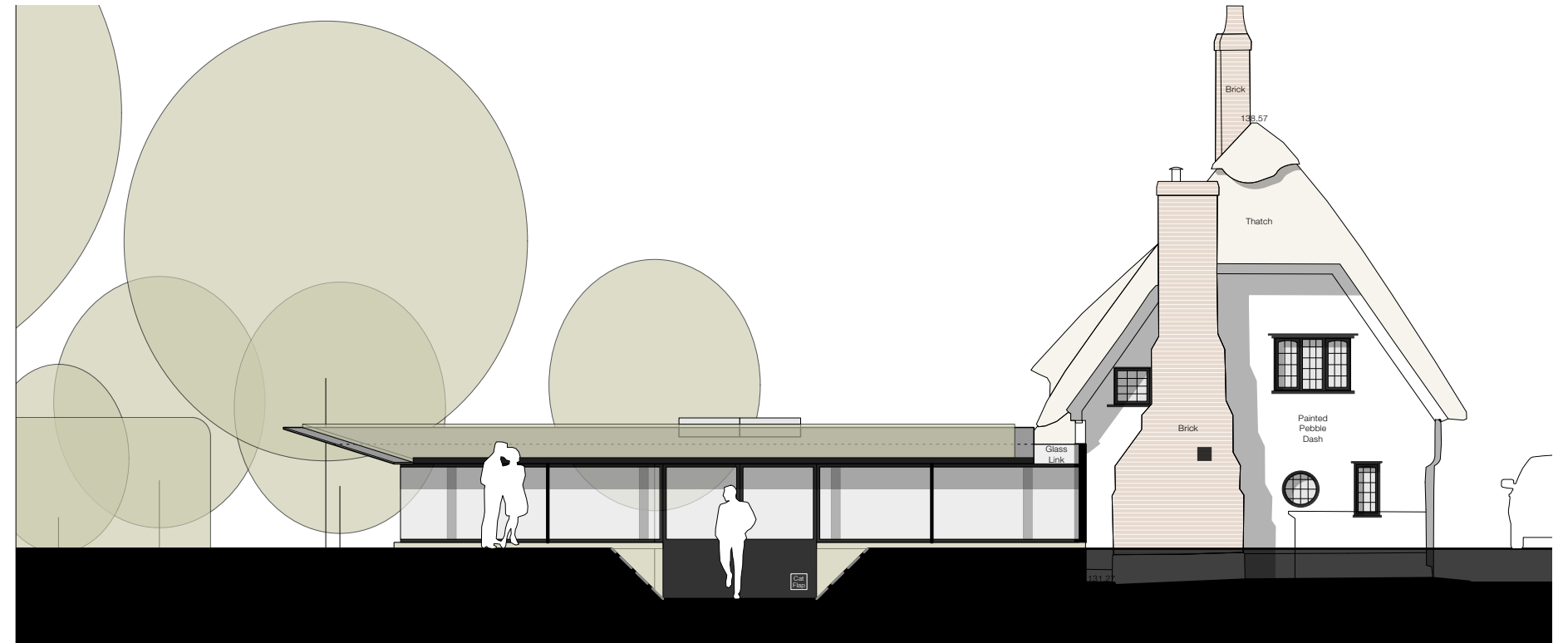
This will be a considerable enhancement over the existing glass roof hardstanding, both visually and environmentally, which include:

- **Creating a natural habitat** – Flora and fauna provide areas for local biodiversity with the provision of a healthy habitat and provides support for the natural colonisation of locally plants, birds and small animals, insects and invertebrates, encouraging a wider spread of species in the area.
- **Photosynthesis** - This is part of a plant's living process whereby they actively convert carbon dioxide to oxygen.
- **Improved air quality** – The vegetation assists in reducing both gaseous pollutants and dust particles by removing a proportion of them from the immediate environment.
- **Storm water management** – Soft landscaping helps to reduce the risk of flood by retaining large proportions of annual rainfall and reducing rainwater run-off. This is a form of sustainable drainage.
- **Thermal insulation** - Reduced carbon footprint through lowering building running costs. The thermal insulation on the proposed dwelling is improved providing a more balanced temperature eases heating costs.
- **Cooling in summer** - Natural evaporation of water from the plants and soil helps to cool and humidify the air, so lowering the ambient temperature.
- **Efficient construction** – No requirement for screed on the roof deck so reducing the overall weight imposed, fewer rainwater outlets, decreased rainwater drainage system capacity and a reduced requirement for attenuation. Research has shown that when protected by landscaping, the life expectancy of waterproofing membranes are substantially increased and can last the estimated design life of the building.
- **Noise reduction** – green roofs have excellent acoustic qualities for both external sound (up to 3dB) and internal noise (up to 8dB).
- **Low maintenance** - Needing very little attention and no mowing or cutting back, they give excellent foliage colour and texture and are attractive to all kinds of insects and birds.
- **Blending** - Assists in blending the building into its surroundings and in part replaces the permeable land surface otherwise lost to the construction.

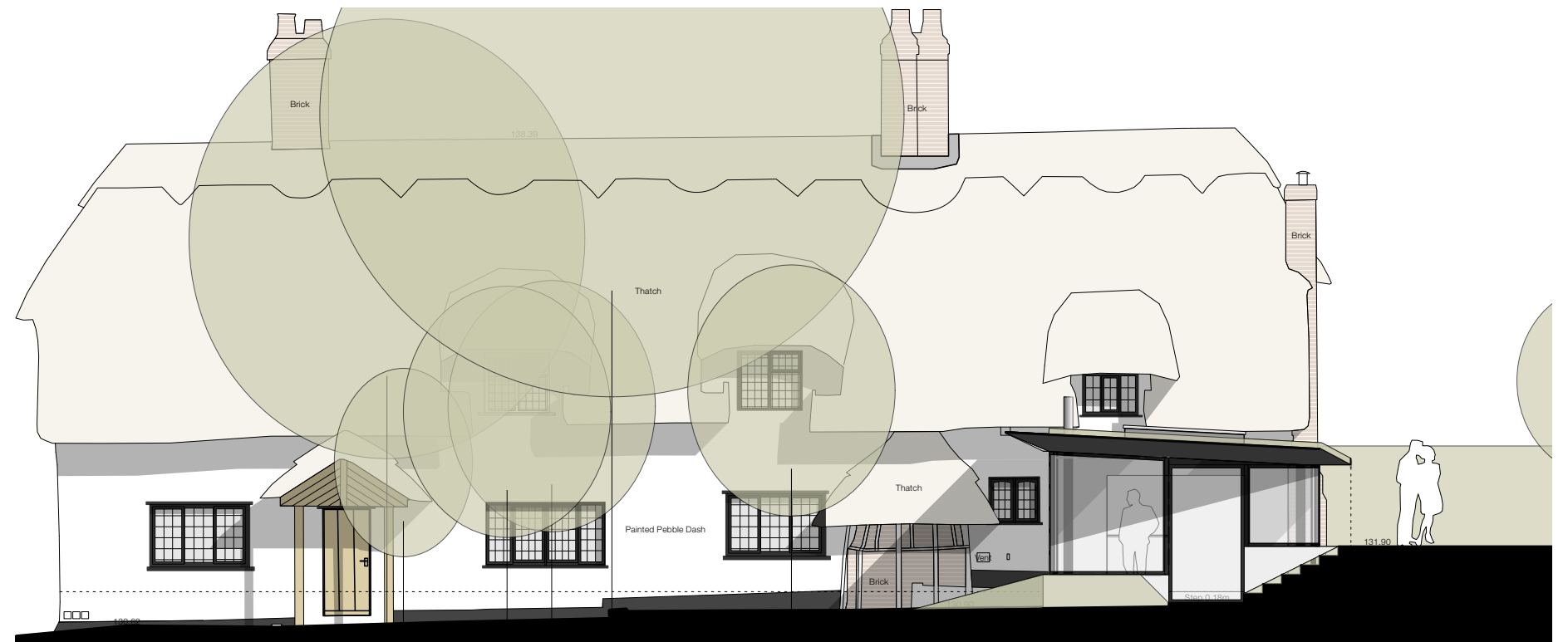
Access

The proposed works do not affect the principal means of access to the dwelling, which remains via the front door on the main elevation.

Level access will be provided from the new rear extension to the garden via full-height sliding doors. This improves the usability of the house for occupants of all ages and mobilities, in line with inclusive design principles.



Proposed south elevation



Proposed west elevation

Heritage + Visual Impact Assessment

This assessment considers the physical and visual effects of the proposed replacement extension to the listed building and the Conservation Area. Please refer to the supporting Heritage Statement for further detail.

Physical Impact on the Listed Building

The proposed replacement extension joins a 1960/70s part of the house, deliberately set away from the 17th-century core. A lightweight glazed link sits discreetly beneath the thatched overhang, creating a clear visual distinction, which preserves the legibility of the building's evolution.

The proposed materials—black powder-coated aluminium with timber soffits—offer a refined and contemporary articulation that references existing features such as the black timber framing on the east elevation. The result is a more sympathetic and high-quality replacement to the bulky and visually intrusive existing addition.

Visual Impact on Setting and Conservation Area

The extension follows the site's topography with low eaves and a native sedum roof that minimises visibility in any short-range or glimpsed views. Glazing is carefully positioned to avoid visual dominance. Although largely screened by mature boundary hedgerows, the extension's form and finish have been designed to remain recessive and respectful.

Importantly, the extension is not visible in any of the key viewpoints identified in the Rushden Conservation Area Character Statement. As such, there is no adverse effect on the setting of either the listed building or the conservation area.

Design Rationale and Functional Benefits

The extension provides a well-lit, informal living and dining space with improved connectivity to the garden. It enhances the building's usability and supports sustainable, family-oriented living without compromising its architectural or historic interest.

This part of the dwelling, having undergone prior alteration in the 1960/70s century, offers the greatest capacity for change. The proposal makes effective use of this opportunity, delivering high-quality design while avoiding harm.

Policy and Legislative Compliance

The development complies with Paragraph 207 of the NPPF, which requires consideration of a heritage asset's significance. It also satisfies the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve listed buildings and their settings. At the local level, the proposals align with North Hertfordshire Local Plan policies SP13 and CGB4, supporting context-sensitive adaptation of rural heritage buildings.

Conclusion

The proposed extension results in no harm to the significance of the Grade II listed Church Farm House or the Rushden Conservation Area. Instead, it offers a clear enhancement: replacing an unsympathetic structure with a contemporary, modest and well-considered addition that preserves the special interest of the heritage asset. The design is visually discreet, materially appropriate, and functionally beneficial—fully justifying support from both heritage and planning perspectives.



Existing view from the north-west corner of Church Farm House looking into the garden



Proposed view from the north-west corner of Church Farm House looking into the garden



Existing view from the south the parking area of Church Farm House looking to the garden



Proposed view from the south the parking area of Church Farm House looking to the garden

Sustainability

Sustainability is a key objective of these proposals and planning policy at all levels, consisting of four main elements:

- Social
- Economic
- Environmental
- Natural resources

These elements have been considered in the design process and are addressed by the proposal at a number of levels. The design approach to energy consumption is generally low-tech using passive design to reduce energy demands, be more robust / low maintenance and would comprise a range of design measures to provide an more efficient and sustainable dwelling.

The project and the Applicant are committed to incorporating sustainable design with the intent to create a more energy efficient dwelling that makes a contribution to the reduction of carbon emissions, both in the construction process and running costs of the house. Key elements include:

- Biodiversity net gain through a plethora of enhancements (refer to section Biodiversity Enhancement)
- Building fabric - Higher levels of insulation to prevent heat loss.
- Renewable + reclaimed materials - Predominant use of timber in construction.
- Ventilation - Natural cross ventilation without the need for mechanical.
- Green roof - To further enhance the thermal performance of the roof and to provide attenuation for rain water, as well as biodiversity.
- Composting facilities - Within easy access of the kitchen.
- Rainwater harvesting - collection and reuse of rainwater for gardening.
- Cottage garden - To facilitate home grown produce / self sufficiency.
- Electric car charging points to facilitate use of more sustainable modes of transport.
- Home Office / Working-from-home provision to reduce commuting.
- Land Efficiency - The proposal will make best use of land.



Example of species-rich green roof to support biodiversity and manage rainwater runoff

Dark Skies

The proposals are designed around a dark skies policy including strategies to minimise light pollution to ensuring that artificial lighting does not obscure the natural night sky. Below are key elements integrated into the proposals:

Shielded Lighting Fixtures

- Full cutoff lighting fixtures that direct light downward, preventing light from scattering upwards or horizontally.
- Baffles and louvres integrated into lighting fixtures to control light distribution.
- Light fixtures that are certified by dark sky organizations, ensuring compliance with best practices.

Light Levels

- Minimal Illumination necessary for safety and functionality.
- Task Lighting to focus light only where it is needed, such as pathways, entrances, and specific work areas, rather than general floodlighting.

Light Colour and Temperature

- Warm light fittings with a colour temperature of 2700K or lower to minimize blue light emissions, which contribute more to skyglow and have greater ecological impacts.

Smart Controls and Timers

- Motion Sensors will activate lights only when needed.
- Timers and dimmers to turn off lights during certain hours and dimmers to adjust light levels based on the time of night or specific needs.

Landscape Integration

- Natural Barriers such as the existing trees and other landscaping elements will block light from spilling into the sky and neighboring properties.
- Low-Height Fixtures will illuminate outdoor areas without directing light upwards.

Non-Reflective Surfaces

- The proposed black finished timber is a material that minimize reflection and glare, as will the matte finish of the landscaping.

Glazing + Window Treatments

- Anti-reflective and Low-E coatings to minimize the amount of light reflected off the glass surfaces, improve energy efficiency and reduce light transmission.
- Tinted glass to reduce the intensity of light passing through and reflecting off.
- Blackout blinds that can be drawn at night to prevent interior light from leaking outside.
- Automated shading systems that close at dusk and open at dawn.

Summary of Proposals

This proposals represents an excellent opportunity to add architectural interest, amenity and functionality to Church Farm House, as well as enhancing and setting of heritage assets with a dynamic contemporary addition that enhances the setting.

This submission sets out a **thoughtful, conservation-led proposal** to replace a non-original rear extension at Church Farm House with a **sensitive, contemporary addition**. The proposals offer:

- Enhanced heritage appreciation by removing unsympathetic fabric
- Improved access, sustainability, and internal functionality
- A clear architectural distinction between new and old
- Biodiversity benefits through the introduction of a native green roof

The legislative policy context and guidance in which to determine possible heritage impacts of the Site have been carefully considered in designing the proposals. The impact of the proposed scheme has been robustly considered, both with regard to the impact on the significance and historical and architectural interest of the Site, the neighbouring buildings and views.

The overall approach prioritises historic fabric preservation, minimal intervention, and sustainable enhancement, with an emphasis on aesthetic improvements and respect for the historic context.

The design is a contemporary expression, which draws inspiration from the historic components of the house, that will represent an appropriate and readily legible next step in the evolution of Church Farm House.

Whilst the proposed extension will represent a change to the site itself, it will be visually self-contained and unlikely to cause a notable impact on the surroundings. Where it does have an impact it will be a positive enhancement over the poorly unarticulated existing north-easterly rear elevation.

Drawings

GA181 LP E1	Location Plan		1:1250 @ A3
GA181 SP E1	Site Plan	Existing	1:500 @ A3
GA181 P E1	Ground Floor Plan	Existing	1:100 @ A3
GA181 RF E1	Roof Plan	Existing	1:100 @ A3
GA181 E E1	Elevations North + East	Existing	1:100 @ A3
GA181 E E2	Elevations South +West	Existing	1:100 @ A3
GA181 SP P1	Site Plan	Proposed	1:500 @ A3
GA181 P P1	Ground Floor Plan	Proposed	1:100 @ A3
GA181 RF P1	Roof Plan	Proposed	1:100 @ A3
GA181 E P1	Elevations North + East	Proposed	1:100 @ A3
GA181 E P2	Elevations South +West	Proposed	1:100 @ A3