

# Planning Heritage Impact Statement

**119 High Street**  
**Rushden**  
**NN10 0NZ**

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## Planning Heritage Impact Statement

On behalf of:  
**NB Property Holdings Ltd**

Proposal:  
**Proposed conversion and extension of existing store to rear of shops at ground floor & first floor rear extension to create 2no dwellings at the rear of 119 High Street, Rushden, NN10 0NZ and internal alterations to first floor flats 1 & 2 to create a single dwelling.**

Development Site:  
**119 High Street, Rushden, NN10 0NZ.**



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**Site •**  
119 High Street, Rushden, NN10 0NZ

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**Report for •**  
NB Property Holdings Ltd

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**Document revisions •**

No.	Details	By	Date
VJS/2024/HS	Full App	Jordan Bratby	Sep 2022 – Rev C

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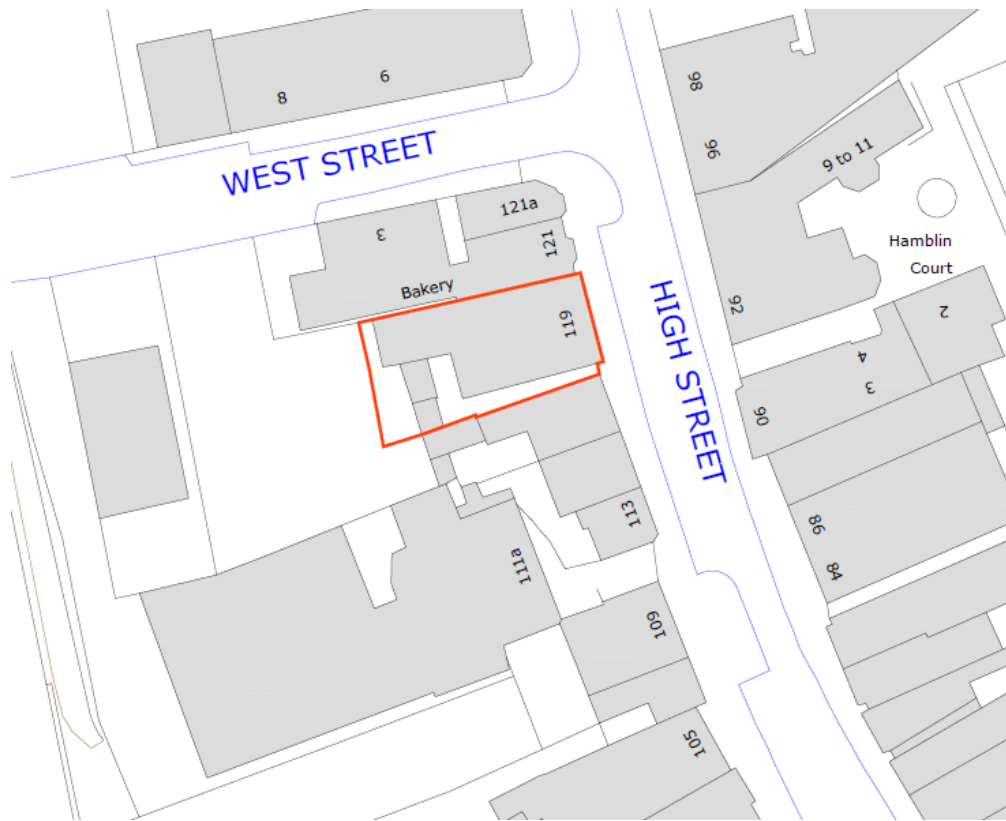
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**1.0 INTRODUCTION & STATUTORY REQUIREMENTS**

- 1.1 The proposed address of this minor development is 119 High Street, Rushden, NN10 0NZ.
- 1.2 This planning heritage impact statement has been prepared by VJS Projects to provide the local planning authority and others interested in the proposals an explanation of how the various constraints and opportunities, both physical and planning, have steered the design process. The principle, objectives and criteria on which the design is based are described within this document.
- 1.3 The order makes it clear that such statements should set out the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with.
- 1.4 This heritage statement assesses the effect of the proposed scheme on the character and appearance of the Rushden Conservation Area, in line with paragraph 189 of the National Planning Policy Framework (February 2019). The report should be read in conjunction with the full drawn submission and Design & Access Statement prepared by VJS Projects.
- 1.5 This statement is in support of a full application, seeking consent to create a proposed conversion and extension of existing store to rear of shops at ground floor & first floor rear extension to create 2no dwellings at the rear of 119 High Street, Rushden, and internal alterations to first floor flats 1 & 2 to create a single dwelling a first-floor.

## **2. THE APPLICATION SITE, LOCATION & SURROUNDINGS**

- 2.1 The application site currently accommodates two retail units on the Rushden High Street with 1 self-contained flat to the rear of the units at ground floor with storage and flats at first floor levels. It is understood that the retail units currently accommodate a beauty therapy business and a tattoo parlour.
- 2.2 The existing elevation of the building is constructed from white painted brick, under a slate roof. Two separate shop fronts form the front ground floor elevation with a first floor above which provides flats and has windows facing the High Street.
- 2.3 Rushden is located between two major strategic Roads – the A45 and A6. The town can be accessed via a number of major arterial roads, including the A5001; A5028 and B569. According to the Rushden Town Local Plan Policies Map North Northants JCS 2011 - 2031, the site is located within the ‘Town Centre Boundary’ (Policy R1, R2, & R3 applies), ‘Settlement Boundary’ and ‘Rushden Parish Boundary’.
- 2.4 119 High Street is not locally or statutory listed neither are any of the properties within the curtilage of the land. The existing building is L-shaped with a main two storey element to the front, facing High Street, and a part single, part two storey rear projection, the land to the rear of the site is also within the Rushden Conservation Area. The extension would be constructed from materials to match the existing building.
- 2.5 There are no listed buildings nearby but the application site is in the Rushden Conservation Area (RCA), which was designated by the former East Northamptonshire Council (ENC) in March 2008. The RCA Character Appraisal (2008) was written by The Conservation Studio on behalf of ENC; No.119 has not been identified on the townscape appraisal map as a positive building of townscape. The Conservation Studio also prepared a separate Management Proposals document (2008).

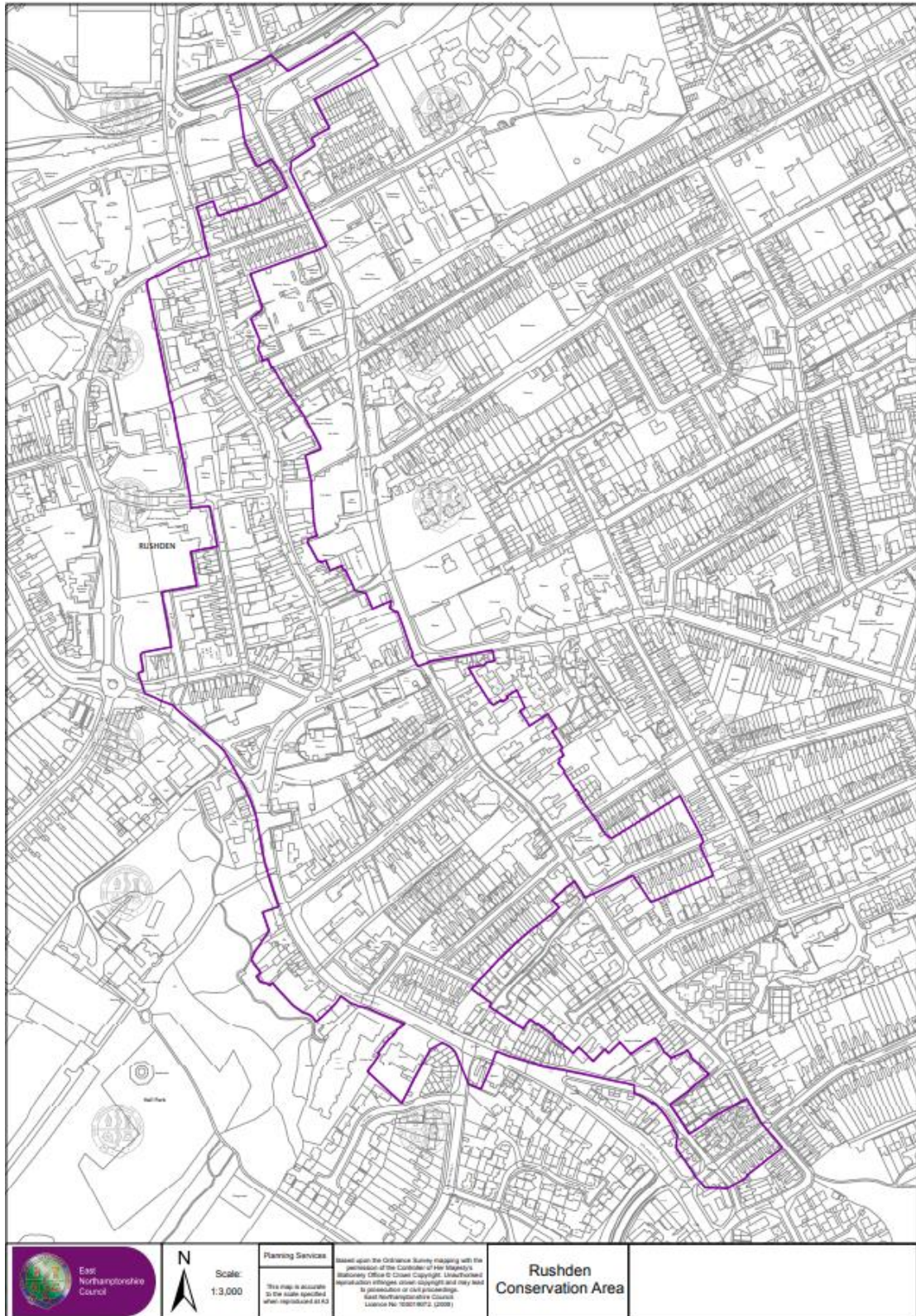


**Figure 1: Red Line Boundary Plan**



**Figure 2: Aerial View (Google Maps)**





**Figure 3: Rushden Conservation Area Boundary**

### 3. PREVIOUS PLANNING HISTORY

3.1 Following a desktop search of Council's public access, a number of applications relevant to the proposed site were identified. The details of these applications are outlined below.

Address	Reference	Description	Decision / Date
<b>Application Site</b>			
119 High Street, Rushden, NN10 0NZ	NE/21/00926/FUL	Conversion and extension of store to the rear of shops at No 119 High Street Rushden to form a single dwelling within Class C3. (resubmission of 20/01654/FUL)	Approved March 2022
119 High Street, Rushden, NN10 0NZ	20/01654/FUL	Conversion and extension of store to the rear of shops at No 119 High Street Rushden to form a single dwelling within Class C3.	Refused June 2021
119 High Street, Rushden, NN10 0NZ	19/00697/FUL	Extension to storage above shop.	Approved Oct 2019
119 High Street, Rushden, NN10 0NZ	18/01710/FUL	Change of use from (A1) shop with (C3) dwellinghouse above to two ground floor shops (A1) incorporating new entrance, with ancillary storage above.	Approved Nov 2018
119A High Street, Rushden, NN10 0NZ	18/00215/FUL	Two residential class C3 first floor extensions to existing self contained flat with associated alterations.	Refused April 2018
119 High Street, Rushden, NN10 0NZ	18/00214/FUL	Two first floor rear extensions over existing retail units to be used as ancillary to the existing retail use.	Refused April 2018
119 High Street, Rushden, NN10 0NZ	17/02150/FUL	Partial change of use from A1 to C3 and a rear extension of the first floor to create a total of four 1 bedroom flats (revised scheme to 17/00569/FUL).	Refused Dec 2017
119 High Street, Rushden, NN10 0NZ	17/01924/LDP	Convert three bedroom flat to 2no two bedroom flats.	Refused Nov 2017
119 High Street, Rushden, NN10 0NZ	17/00569/FUL	Change of use from A1 to C3 and the addition of a third storey to create six residential units.	Refused Aug 2017
119 High Street, Rushden, NN10 0NZ	11/01575/OUT	Outline: 6 No flats - 2 x one bedroom and 4 x two bedroom.	Refused Aug 2012
119 High Street, Rushden, NN10 0NZ	08/02303/OUT	Three storey residential development of 6 flats (4No 2bed 2No 1bed apartments) and associated parking.	Withdrawn April 2009
119 High Street, Rushden, NN10 0NZ	04/01097/FUL	Change of use from commercial to residential.	Approved July 2004
119 High Street, Rushden, NN10 0NZ	03/00789/FUL	Refurbishment and alterations to existing office building to provide 4 office suites including construction of external staircase and bicycle storage.	Approved Sep 2003

**Figure 4: Site Specific Planning Applications (1 Station Road, Newport Pagnell, MK16 0AG)**

3.2 Relevant to this application is appeal decision ref. APP/M2840/W/21/3286088 (LPA ref. NE/21/00926/FUL) which was issued in March 2022 and approved permission for the Conversion and extension of store to the rear of shops at No 119 High Street Rushden to form a single dwelling within Class C3. This proposal is of the same aspect forming an extension above this approval.



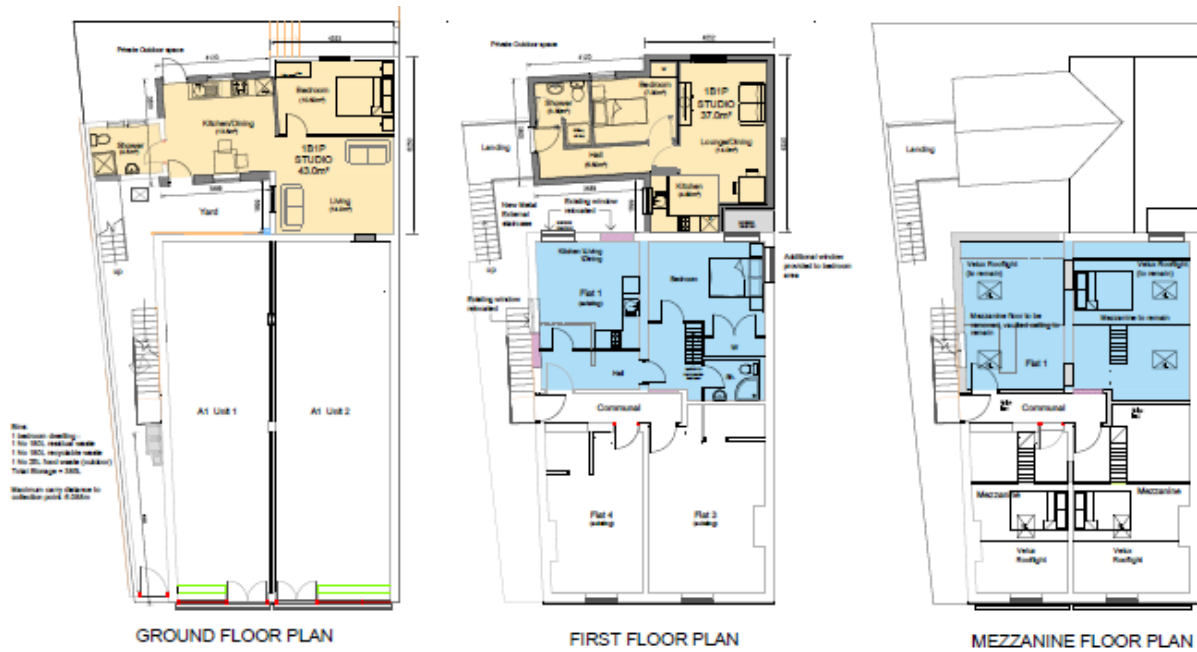
- 3.3 The main refusal reasons identified by the council were the effect upon the character and appearance of the area, including consideration of whether or not the proposed development would be likely to promote opportunities for crime, whether or not acceptable living conditions would be provided for future occupiers of the proposed development, having particular regard to access to light and outlook and the effect upon highway safety and the viability of the town centre, having particular regard to the intended parking arrangements.
- 3.4 Following an appeal, the inspectorate dis-regarded these refusal reasons given by the council and argued that the planned extension would occupy a discreet location setback from High Street and, being of low height and small scale, would constitute an inconspicuous addition and the private outdoor space to be provided to the rear would offer a meaningful degree of spaciousness and opportunities for open outlook via multiple intended openings.
- 3.5 Finally, the inspectorate stated that any possible increased reliance upon public car parks and/or on-street parking would be modest and not to an extent that could undermine the viability of town centre businesses. These points identified by the inspectorate have demonstrated that the decision is lawful and would be granted, therefore this sets precedent for this proposed extension to the rear of 119 High Street, giving the same footprint and aspect as the previously approved application in terms of character, outlook, appearance, parking and amenity space which is all provided in this proposal.
- 3.6 No other applications were identified that are considered relevant to the application site or the proposals.

#### **4. THE PROPOSAL**

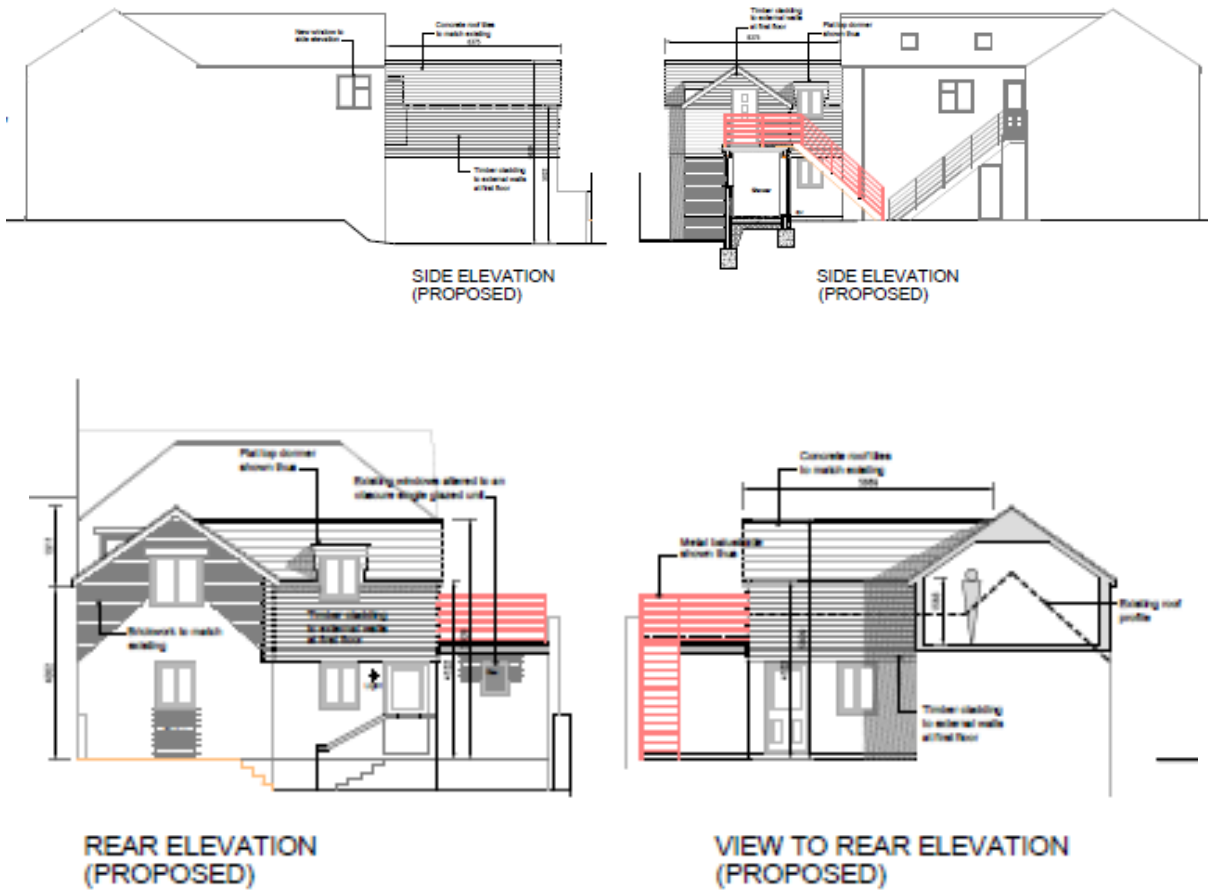
- 4.1 This proposal comprises of a proposed conversion and extension of existing store to rear of shops at ground floor & first floor rear extension to create 2no dwellings at the rear of 119 High Street, Rushden, and internal alterations to first floor flats 1 & 2 to create a single dwelling a first-floor.
- 4.2 The site occupies a dense inner-urban location where a diverse mix of commercial and residential uses already exist. Indeed, the site itself contains a pair of retail units at ground floor as well as multiple flats across its upper floors. A mixed and compact character and appearance is thus readily identifiable local to the site.
- 4.3 This planned extension would occupy a discreet location setback from High Street and, being of low height and small scale in terms of surrounding buildings, which would constitute an inconspicuous addition. As such, notwithstanding the proximity of various other buildings and the residential units that already exist on-site. It can be argued that the extension is an infill to the existing building, with the same footprint as the ground floor extension that has been previously been approved.
- 4.4 The proposed extension would measure approximately 6.25 metres in length by 8.65 metres wide, by 3.45 metres in height. The extension would be set back from the High Street and would be accessed via the semi-covered walkway which has a solid entrance door leading off High Street. Therefore, the extended element of the proposal and the rear of the existing building would not be visible from High Street. Whilst it would be visible from the land to the rear of the site which from the neighbouring DIY store and car park it is not considered that an extension comprising of matching materials with a pitched roof would have a detrimental impact on the wider Conservation Area.

4.5 Therefore, it is considered that the first-floor extension would not have a detrimental impact on the character or appearance of the building itself or the wider Conservation Area.

4.6 The full site layout proposal can be seen below.



**Figure 6: Proposed Site Plan (VJS Projects)**



**Figure 7: Proposed Elevations (VJS Projects)**



**5. PLANNING POLICY CONTEXT**

Legislation

- 5.1 Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving or enhancing the character and appearance of a conservation area. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the conservation area and there is a strong presumption against the grant of permission for development that would harm heritage significance.

National Planning Policy Framework 2019

- 5.2 The significance of a heritage asset is defined in the NPPF as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and the impact of a proposal on heritage significance are usually made with primary references to these four main elements of significance.
- 5.3 Any harm to the heritage significance of the listed building is required by the NPPF to be considered in terms of 'substantial harm' or 'less than substantial harm', as described within paragraph's 194 to 196 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.
- 5.4 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

5.5 The North Northamptonshire joint Core Strategy was adopted in July 2016 and covers the period 2011-2031. The North Northamptonshire Joint Core Strategy (JCS) is the strategic Part 1 Local Plan for Corby, East Northamptonshire, Kettering and Wellingborough. Of relevance to this application is Policy 2 which deals with the historic environment. Policy 2 states that the historic environment will be protected, preserved and, where appropriate, enhanced. The following considerations should be taken into account where development would impact upon a heritage asset and/or its setting:

*a) Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;*

*b) Proposals should complement their surrounding historic environment through the form, scale, design and materials;*

*c) Proposals should protect and, where possible, enhance key views and vistas of heritage assets, including of the church spires along the Nene Valley and across North Northamptonshire;*

*d) Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting in order to minimise harm to these assets and their setting. Where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report;*

*e) Where appropriate, flexible solutions to the re-use of buildings and conservation of other types of heritage assets at risk will be encouraged, especially, where this will result in their removal from the 'at risk' register.*

Local Policy

- 5.5 The Rushden Neighbourhood Plan (covering the period 2011-2031) was formally adopted ('made') by the Planning Policy Committee (June 4th 2018). It now forms a part of the development plan for the area (Parish of Rushden) and is to be used to assist in the determination of planning applications.
- 5.6 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on LPAs relating to the consideration of the impact of the proposed development on Heritage Assets, stating that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ....shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'(Section 66(1). Section 72 requires special regard to be given to the statutory duty of preserving or enhancing the character and appearance of the Conservation Area.
- 5.7 Policy EN1 of the Rushden Neighbourhood Plan – Design in Development – is relevant to this application and states that new development should adhere to the following principles:
- (i) Understanding local character, and should respect the prevailing density and pattern of development that surrounds the application site;*
  - (ii) Materials should respect and complement existing neighbouring properties and those in the vicinity of the application site;*
  - (iii) Preserve existing neighbouring amenity and should not appear overbearing;*
  - (iv) Designed to allow for adequate daylight and sunlight and should ensure that there is a good outlook for all future occupiers of land and buildings;*
  - (v) Make provision for an appropriate amount of outdoor amenity space; and*

*(vi) Provide visual interest, particularly at street level and must avoid using blank walls where these would be visible from public vantage points.* In this case it can be argued that this proposal is enhancing the significance of the heritage asset of 1 Station Road, by utilising the unused and derelict land to the rear and bringing positivity back to the building with active use. This approach is also echoed in the NPPF which states, at Paragraph 192, that in determining applications, 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.

- 5.8 The scheme complies with all relevant local policy, including Policy 2 of the North Northamptonshire joint Core Strategy (2016) in that it preserves the historic environment in a manner commensurate with its heritage significance. The form, scale, design and materials of the proposed built form is in keeping with the character and appearance of the conservation area and there will be no loss of architecturally or historically important features within the conservation area because they will be replicated in the new building.
- 5.8 Taking these factors into account, it is considered that the proposed development would preserve or enhance the character and appearance of the Conservation Area and thus comply with LP Policy EN1 and the associated national advice within the NPPF.
- 5.9 Furthermore, the scheme respects the local urban grain in that it is in keeping with the density and pattern of development that surrounds the site and utilises materials which are common to the conservation area, in compliance with i and ii of Policy EN1 of the Rushden Neighbourhood Plan. The works will not appear overbearing when considered in the context of the existing building, the size of the plot and the built context, and will provide visual interest through the design of the principal elevation.



**6. CONCLUSION**

- 6.1 The proposed works will significantly enhance and preserve the nature of the existing building and its curtilage by extending above the existing flat 1 at 119 High Street and in turn will have no effect on the Rushden Conservation Area. The surrounding buildings are all of two and three storey nature and this development would be classed as an 'infill' to its curtilage and the sensitive upgrading of the land to provide a residential use in this town centre location is wholly appropriate.
- 6.2 The proposed development would preserve or enhance the character of the Conservation Area and as such, comply with LP Policy EN1 and section 16 of the NPPF. Due to the density and scale of the surrounding buildings, the proposed development would not be readily perceived in the wider Conservation Area. Its impact would be localised and in keeping with the character of the area.
- 6.3 There is preservation for the purposes of the decision maker's duty under Section 72(1) of the Planning Act (Listed Buildings and Conservation Areas 2019). The effect on the character and appearance of the conservation area will be no harm; paragraphs 195 to 196 of the NPPF (2019) are not engaged. The scheme therefore complies with all relevant local heritage policies.