

**Edmund C Wright BSc (Hons) RIBA**  
**Architect**

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1 & 2 Hitchwood Cottages

**N.H.C.**

**17 SEP 2025**

**NORTHGATE**

8<sup>th</sup> September 2025

Dear Sir,

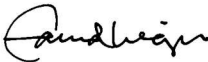
Please find enclosed the planning and listed consent applications for the proposed glazed link between the house and the outbuilding . As you can see we have consulted the Lutyens society to ensure what we are proposing is acceptable see copy of email enclosed . I am informed that the houses which were 1& 2 Hitchwood Cottages are now called Lutyens Cottage.

If you have any queries please contact me .

I hope this is all OK

Regards

Edmund



Edmund Wright

## **Heritage Statement for 1 & 2 Hitchwood Cottages For a proposed Glazed link from the house to the barn.**

The cottages were built by Mr H Fenwick in 1913 and were designed by E Lutyens office they are listed Grade 2 reference 1176749 .

There have been some changes since that listing : namely the two cottages are now one house with some internal changes . The barn to the north of the houses is now separate living accommodation and has been extended.

The listing appears to cover the external appearance . The central wall that links the two houses to the outbuilding or barn is in the listing but is obviously not part of the original buildings .

Our proposal is to create a glazed link from the westerly cottage to connect the house to the barn . Great care has been taken to leave the existing buildings undisturbed and the design is in keeping with the original houses. The view from the road remains as before with the glazed link concealed by the link wall as noted earlier.

Basically because the two cottages are now one dwelling the new glazed link resolves the relationship between the house and the barns . I would like to think Lutyens would have approved of it.

Edmund Wright Architect.

**From:** Matt Pyne-Madden <matt@absolute-snow.co.uk>  
**Sent:** 21 July 2025 23:59  
**To:** Edmund Wright  
**Subject:** Fwd: Lutyens Cottage, Preston, Herts

Hi Edmund

Seems positive on the below? I guess it's as good as it gets?

Do let us know next steps. Happy to meet up again if you want to discuss (red lion of course)

Thanks as always

Matt

----- Forwarded message -----

**From:** Russell Morris <[russell.morris.eh@gmail.com](mailto:russell.morris.eh@gmail.com)>  
**Date:** Mon, 21 Jul 2025, 22:38  
**Subject:** Lutyens Cottage, Preston, Herts  
**To:** Matt Pyne-Madden <[matt@absolute-snow.co.uk](mailto:matt@absolute-snow.co.uk)>  
**Cc:** Deborah Mays <[deborah.mays@lutyenstrust.org.uk](mailto:deborah.mays@lutyenstrust.org.uk)>, Stuart Martin  
<[stuart@stuartmartinarchitects.com](mailto:stuart@stuartmartinarchitects.com)>

Dear Matt

Thank you for your most recent drawings for Lutyens Cottage. I need not add further to our earlier discussion.

I would suggest you submit your listed building application and (unless permitted development) planning application.

If you let me know when the application has been registered by NHDC, I would be happy to write to them in the following terms:

"The applicant was in consultation with The Lutyens Trust throughout the design process. The Trust raise no objection to the submitted scheme subject to conditions to secure appropriate details and materials."

I am happy for you to state in your application that you have been in dialogue with The Lutyens Trust.

However please do not state that the Trust recommends the scheme. Rather, we raise no objection. You will understand that, unless there are very special circumstances, the Trust would not positively seek alteration/extensions. However, where such works are proposed, we are anxious that their designs are well-considered.

We are grateful to you for seeking, and responding to, our views.

Russell

On behalf of The Lutyens Trust