

Appeal 6004276

Interested party comments

Appeal type	Planning listed building and conservation area
Appeal procedure	Written
Appeal site	Lutyens Cottage, Hitchwood Lane, Preston, SG47RY
Appellant contact details	Matthew Pyne-Madden
Local planning authority	North Hertfordshire
Application number	25/02318/LBC

Interested party 1

Comments

Lutyens Cottage, Hitchwood Lane, Preston, Hitchin SG4 7RY
Appeal refs: 6004276 and 6004582
North Herts refs: 25/02318/LBC and 25/02316/FPH

The Lutyens Trust submitted the following comments on these proposals on 14 October 2025. The “minor discrepancy” noted has since been resolved. In all other respects, the comments remain our view:

This former pair of service cottages was previously altered internally when converted into a single dwelling. The outhouse has also been extended. However, the buildings remain clearly identifiable as part of the Lutyens contribution to the Temple Dinsley estate.

The applicant consulted the Lutyens Trust at an early stage and throughout the design process. The submitted scheme responds to our suggestions.

We are satisfied that, subject to appropriate details and execution, the scheme would not compromise the special historic character and interest of the buildings.

The proposal brings the outbuilding into full beneficial use whilst retaining the legibility of the original form.

On that basis the Lutyens Trust raises no objection to the scheme.

We suggest that any listed building consent should include conditions controlling (inter alia):

- a) materials
- b) details of any alteration or rebuilding of brickwork including materials, bond and mortar joint profile (possibly requiring a mortar

sample)

There is one minor discrepancy on the drawings. The plan appears to show an opening in the east brick wall of the conservatory, probably intended as a window. However, no opening is shown on the east elevation.

We would have no objection, whether with or without a window. Subject to careful detailing, a narrow off-centre window might afford useful supervision of the front door and be entirely consistent with Lutyens's delight in architectural jokes. However, this is entirely a matter for client and council preference.
Yours faithfully

Director
The Lutyens Trust
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Supporting documents	No documents
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