



Ministry of Housing,
Communities &
Local Government

Baroness Taylor of Stevenage
*Parliamentary Under-Secretary of State for Housing
and Local Government*
2 Marsham Street
London
SW1P 4DF

Our reference: MC2025/04498

Alistair Strathern MP
House of Commons
London
SW1A 0AA

10th March 2025

Dear *Alistair*

Thank you for your emails of 3 February to the Department for Transport and 19 February to this Department on behalf of your constituent, John Gass of Keepers Cottage, 2A Orchard Way, Breachwood Green, SG4 8NT, regarding the challenges he is facing living under Luton Airport's flight path. I have been asked to reply on behalf of this Department.

As you are aware, Mr Gass has also written directly to the Government raising issues regarding the purchase notice decision and the potential for de-listing his property.

As I am sure you will understand, it would not be appropriate for me to comment on the purchase notice decision. Once the decision has been issued, the Secretary of State has no further jurisdiction in the matter. As Mr Gass is aware, the mechanism for challenging the decision is through the High Court under section 288 of the Town and Country Planning Act 1990. I understand that the local planning authority has now granted listed building consent as directed in the decision on the purchase notice.

Mr Gass raised the possibility of de-listing his property. The grounds on which the Secretary of State for Culture, Media and Sport will de-list a listed building can be found in paragraph 13 of the published Principles of Selection for Listed Buildings which can be found by visiting this website: www.gov.uk/government/publications/principles-of-selection-for-listing-buildings/principles-of-selection-for-listed-buildings.

Should Mr Gass wish to apply again for the building to be de-listed he should apply to the Secretary of State via Historic England. Details of how to do so can be found here:

<https://historicengland.org.uk/listing/protect-historic-places/apply-for-listing/>.

In doing so it would be helpful to highlight any changes to the building since it was last considered for de-listing in 2023 that Mr Gass considers means it is no longer of special architectural or historic interest.

Turning to the two points referred to in your correspondence, I understand that the Department for Transport has had extensive direct correspondence with Mr Gass on this matter and officials there have provided the following information.

Grants towards the cost of sound-proofing buildings are covered by Section 79 of the Civil Aviation Act 1982. London Luton Airport is not designated for the purposes of Section 79, and there is no plan to designate the airport.

Although the Department for Transport sets the overarching noise policy applicable to major airports, as London Luton is not a noise-designated airport, the Department for Transport is not responsible for specific noise mitigation and the responsibility for any specific noise-related matters at London Luton Airport is a matter for the airport's management team and the local authority.

On 19 December 2024, the Department for Transport informed Mr Gass that it would not enter into any further correspondence on this subject as there was nothing further it could add and that any further correspondence would be kept on file but would not be acknowledged. Mr Gass subsequently made a complaint to the department dated 1 January 2025. My officials understand that due to an administrative oversight at the Department for Transport, the complaint was not investigated. Officials at the Department for Transport have now confirmed that Mr Gass will receive a response to his complaint in due course.

Thank you for writing on behalf of your constituent on this important matter.

Yours ever,



BARONESS TAYLOR OF STEVENAGE

Parliamentary Under-Secretary of State for Housing and Local Government