

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/01765/FP
CASE OFFICER:	TR
APPLICATION SITE:	Hayes Cottage, 1 West Lodge, Putteridge Park, Luton Hertfordshire LU2 8LA
DESCRIPTION OF WORKS:	Change of use from 5-bed dwelling (C3) to 5-bed childrens care home (C2 residential institution).

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Section 66(1) 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.

SHORT SUMMARY:

Harm, preserve or enhance.

The significance of Putteridge Bury, Home Farm or the Registered Park & Garden, will not be harmed by this proposed change of use.

SITE CONTEXT:

Hayes Cottage is unlisted, not located within a conservation area but is located at the west drive entrance 750m south-west of the house within Putteridge Park (grade II registered park and garden) on the site of an earlier Lodge (see OS map regression opposite). The wider site is referred to as 'Putteridge Bury Campus, University of Bedfordshire'.



The entry for the Registered Park and Garden can be found at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1000917?section=official-list-entry>

Of particular interest is the following:

- *An early C20 country house with gardens largely laid out by Edwin Lutyens and Gertrude Jekyll, 1911, surrounded by C18/C19 parkland.*

- The undulating ground falls away markedly to the north-east of the main north drive. **The setting is largely agricultural, with the C20 development of Luton visible from the western half of the park**, and long views extending north-east across the north-east section.
- **The west drive enters the park 750m south-west of the house, extending north-east and north, passing Home Farm standing 300m from the house, and the west side of the pleasure grounds and kitchen garden.** The west drive continues along the north side of the kitchen gardens, giving access to the north side of the stable block situated to the west of the house. A spur 150m west of the house extends north off the west drive to join the north drive 200m from the house.
- The belt running along the west boundary effectively screens the western half of the park from the adjacent C20 urban development of Luton. The eastern half of the park slopes down to the north-east, from where long views extend across the Lilley Bottom valley to the hillside beyond.
- **Home Farm stands at the south-west corner of the pleasure grounds.** The two-storey, stuccoed farmhouse (C17(C19, listed grade II) in Gothick style has decorative bargeboards.

The OS map regression (see below) indicates little by away of built form at the western entrance between 1870's and 1920's.

Bedfordshire Sheet XXX.SW
Surveyed: 1879 to 1880, Published: 1887



Bedfordshire Sheet XXX.SW
Revised: 1922, Published: 1925



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DETAILED ANALYSIS AND CONSIDERATIONS:

The pair of semis below left (nos. 2 and 4 West Lodge) appear by 1922 and make a positive contribution to the western approach, but Hayes Cottage (below right) has no historic or architectural significance and is a disappointing 'gateway' building to this western entrance to the grade II Registered Park and Garden.



A relevant application here is ref: **68/00981/N** for ***Demolition of bungalow and erection of new bungalow & garage.*** In a letter dated 12 October 1968 the agent wrote:

"..... The existing cottage on this site is very much sub-standard and dilapidated and Sir Francis asked me to advise him whether it was trying to modernise or whether it would be a better proposition to pull it down and start again After examining the building I came to the conclusion that it had nearly reached the end of its useful life and I advised him that a replacement would be a better proposition ..."

This is a change of use application only and as stated in the submitted Planning Statement *"There are no physical alterations required to the building to enable this proposed use to be implemented. The design of the building and its access provisions will remain the same as existing."*

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Section 66(1)

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:
Unobjectionable in heritage terms.

OFFICER: Mark Simmons

DATE: 06/10/2025