

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02318/LBC	Glazed link extension between ancillary annexe and main dwelling and insertion of window to courtyard wall.	Lutyens Cottage Hitchwood Lane Preston Hitchin Hertfordshire SG4 7RY

Submitted Plan Nos

02-363-01 02-363-02 02-363-03 02-363-04 02-363-05 02-363-06

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 25/02316/LBC - Glazed link extension between ancillary annexe and main dwelling and insertion of window to courtyard wall.

Pending Consideration

2.2 19/00553/LBC - Internal and external alterations to facilitate the conversion of two cottages to single dwelling. Internal and external alterations and single storey extension to outbuilding.

Conditional Consent

2.3 17/04070/FP - Single storey extension to outbuilding and conversion to ancillary residential accommodation in association with the conversion of the two cottages into one dwelling. Amended site access (as amended by drawings received 23/05/2018).

Conditional Permission

2.4 17/04071/LBC - Internal and external alterations to facilitate the conversion of two cottages to single dwelling. Internal and external alterations and single storey extension to outbuilding (as amended by drawings received 25/05/2018).

Conditional Consent

2.5 91/01328/1 - Alterations to facilitate use of existing outhouse to single garage.

Conditional Permission

2.6 91/01262/1LB - Internal and external alterations to convert pair of semi-detached cottages into single dwelling. Alterations to outhouse to form single garage. (As amended by plans received 18th December 1991).

Conditional Consent

3.0 **Representations**

- 3.1 **The Lutyens Trust** – No objection.
- 3.2 **Conservation Officer** – Objection.
- 3.3 **Preston Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a chalet-style detached bungalow, associated outhouse and link wall, designed by E.L. Lutyens for H.G. Fenwick. The dwelling and outhouse are constructed of red brick with red roof tiles.
- 4.1.2 The dwelling is Grade II listed. Originally, the site accommodated two semi-detached estate cottages, which were later converted to a single dwelling, and the outbuilding extended and converted to ancillary accommodation (ref. 17/04070/FP & 17/04071/LBC, later amended by 19/00554/NMA and 19/00553/LBC).

4.2 **Proposal**

- 4.2.1 Glazed link extension between ancillary annexe and main dwelling and insertion of window to courtyard wall.

4.3 **Key Issues**

- 4.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.

- 4.3.2 Lutyens Cottages (referred to as Nos 1 and 2 Hitchwood Cottages by HE) is a Grade II Listed building. The Historic England List Entry (1176749) for the site is as follows:

2 estate houses, semi-detached and joint outhouse block. 1913 by E.L. Lutyens for H.G. Fenwick. Narrow red brick, lighter red jambs to windows and angles of building. Steep red tile roof. Tilehanging to gables at ends and on S side. A single-storey and attics block running E-W with large central chimney with recessed panels and waisted top. Central shared gable in middle of S side. Central recess in middle of N side allowing 1st floor window to each. Entrance on N under low eaves by a moulded plank door in heavy frame. Flush wooden casement windows with small panes and heavy glazing bars. Single-storey outhouse has door and window on S for each house. Central wall links it to houses. Tiled corbells continuous under

bellcast eaves. No. 1 is on E. Associated with Home Farm to N, now Ladygrove Stud. (Lutyens Exhib Cat (1981)194).

- 4.3.3 The Council's Conservation Officer provided a formal comment on the 18th November 2025, considering the impact of the proposal upon the listed building. The following conclusion has been lifted from that report:

*I raise an **OBJECTION** for the following reason:*

Lutyens Cottage (grade II and described as nos.1 and 2 Hitchwood Cottages and outhouses linked to north) is a Lutyens-designed scheme associated with Home Farm to the north, now Ladygrove Stud. The outhouses are linked to the dwelling by a courtyard wall but is read as a detached built form. By reason of the gable form, amount of glazing and location on the western courtyard, the conservatory would be an incongruous addition interrupting the visual and physical relationship between host building and outhouses impairing their established relationship. Furthermore, the pair of 6-pane casement windows in the courtyard wall is not convincingly justified and would serve to accentuate the enclosure/conversion of the western courtyard. The conservatory and window will occasion a moderate level of less than substantial harm which is not offset by any public benefits and would not deliver an optimum viable use as this already exists. The proposal will fail to satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) 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.

- 4.3.4 After a rebuttal from the applicant to give reasoning behind design choices and citing the *No Objection* from the Lutyens Trust, additional comments were received by the Conservation Officer on 10th December 2025. The following is the conclusion lifted from that report:

As I have said, I fully respect the views of The Lutyens Trust and professionally I do not recall holding an opposing view on a scheme placed before them. However, on this occasion, I have justified my position. The 'Lutyens' connection could be said to enhance the building's listed status even if remaining grade II and yet if this had not been a Lutyens designed building I would have still arrived at the same conclusion. I appreciate that this leaves the case officer in a rather invidious position – align with the CO view or align with The Lutyens Trust view.

In summary, I still consider the proposal unacceptable.

- 4.3.5 The Conservation Officer has raised objection to the design, advising that less than substantial harm, at the moderate level of the spectrum would arise. No public benefits would arise to outweigh the harm identified by the development nor would it deliver an optimum viable use.

- 4.3.6 Therefore, the impacts of the development on the character and appearance of the listed building and its significance as a designated heritage asset are not considered to be acceptable.

4.4 **Conclusion**

- 4.4.1 The development runs contrary to the provisions of Policy HE1 of the Local Plan 2011-2031 and Section 16 of the NPPF. The development is considered to be contrary with Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) act 1990. Refuse listed building consent.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That listed building consent be **REFUSED** for the following reasons:

1. The proposal, by reason of being an incongruous addition interrupting the visual and physical relationship between host building and outhouses and impairing their established relationship, would fail to preserve or enhance the significance and setting of this heritage asset. No public benefits are identified to outweigh this harm nor would it deliver an optimum viable use. The development runs contrary to the provisions of Policy HE1 of the Local Plan 2011-2031 and Section 16 of the NPPF. The development is considered to be contrary with Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) act 1990.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 December 2025	