

Appeal 6004582

Appeal details

Appeal type	Householder
Appeal procedure	Written
Appeal site	Lutyens Cottage, Hitchwood Lane, Preston, SG4 7RY
Appellant contact details	Matthew Pyne-Madden [REDACTED]
Application number	25/02316/FPH

Before you start

Which local planning authority (LPA) do you want to appeal against?	North Hertfordshire
Have you received an enforcement notice?	No
What type of application is your appeal about?	Householder planning
What date did you submit your application?	30 Sep 2025
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	22 Dec 2025

Appellant's appeal

Was the application made in the appellant's name	Yes
Contact details	Matthew Pyne-Madden
Phone number	[REDACTED]
Site address	Lutyens Cottage Hitchwood Lane

What is the area of the appeal site?	20 m ²
Is the site in a green belt	Yes
Site fully owned	Yes
Will an inspector need to access the land or property?	Yes it's at the back of the house and cant be seen from the road
Site health and safety issues	No
Application reference	25/02316/FPH
Enter the description of development	Glazed link extension between ancillary annexe and main dwelling and insertion of window to courtyard wall.
Did the local planning authority change the description of development?	No
Are there other appeals linked to your development?	Yes 6004276
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	ViewDocument (4).pdf (/published-document/63620f8e-1492-442e-9ba2-9184c1ccd81e)
Decision letter	ViewDocument (7).pdf (/published-document/4d68e726-ba04-4fa8-95a7-efa8d2e7fc88)
Appeal statement	Appeal (5).pdf (/published-document/85230259-9665-41a2-9c81-f806e1092ec2)