

Appeal 6004276

Appeal details

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

Application number	25/02318/LBC
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Before you start

Which local planning authority (LPA) do you want to appeal against?	North Hertfordshire
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Have you received an enforcement notice?	No
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What type of application is your appeal about?	Listed building consent
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What date did you submit your application?	12 Sep 2025
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Was your application granted or refused?	Refused
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What is the date on the decision letter from the local planning authority?	22 Dec 2025
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Appellant's appeal

Was the application made in the appellant's name	Yes
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Contact details	Matthew Pyne-Madden
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Phone number	
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Site address	Lutyens Cottage Hitchwood Lane
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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 The site is at the back of the house
Site health and safety issues	No
Application reference	25/02318/LBC
Was your application about any of the following?	Householder development
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
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	ViewDocument (4).pdf (/published-document/e8490cac-683d-43db-9efa-35c106772ca2)
Plans, drawings and supporting documents	Covering Letter & Heritage Statement - redacted.pdf (/published-document/0017e5ca-f921-4baf-aa94-088de2a478d4) LBC-Plans-12092025(1).pdf (/published-document/19b21f53-e617-4dc4-82df-5ecec434b1ed) LBC-Plans-12092025.pdf (/published-document/d0106970-cc31-42a1-937e-8a98a0d83172) LBC-Plans-02102025.pdf (/published-document/185b285d-9593-46cf-9095-a661b227c1e0) LBC-Plans-12092025(2).pdf (/published-document/26acd027-0c45-4b28-897c-d035a21af974) LBC-Plans-12092025(3).pdf (/published-document/bd9ca3c9-d5a0-49c8-9870-d5de82a65776)

Separate ownership certificate in application	No
Design and access statement in application	No
Decision letter	ViewDocument (5).pdf (/published-document/63673978-5521-489b-ba23-9bb646fdb650)
Appeal statement	Appeal (5).pdf (/published-document/ea78c25b-1a16-4412-a7e9-f2281bd21cc0)
New plans or drawings	No
Planning obligation	No
New supporting documents	No