

## CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

|                              |                                                                                                                                                                                                                                       |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION REF:</b>      | 25/02316/FPH & 25/02318/LBC                                                                                                                                                                                                           |
| <b>CASE OFFICER:</b>         | WT                                                                                                                                                                                                                                    |
| <b>APPLICATION SITE:</b>     | Lutyens Cottage, Hitchwood Lane, Preston, Hitchin, Hertfordshire, SG4 7RY                                                                                                                                                             |
| <b>DESCRIPTION OF WORKS:</b> | <p>Glazed link extension between ancillary annexe and main dwelling and insertion of window to courtyard wall.</p> <p>Glazed link extension between ancillary annexe and main dwelling and insertion of window to courtyard wall.</p> |

### RECOMMENDATION:

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.*



### SHORT SUMMARY:

#### Impact on listed building's special character

The proposal will have some impact upon the listed building's special character.

#### Harm, preserve or enhance.

The proposal will harm the listed building's special character.

### SITE CONTEXT:

Lutyens Cottage (referred to in the list entry as nos.1 and 2 Hitchwood Cottages and outhouses linked to north, St Paul Walden Road) is grade II listed and is a Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry for Lutyens Cottage is found at the following link:

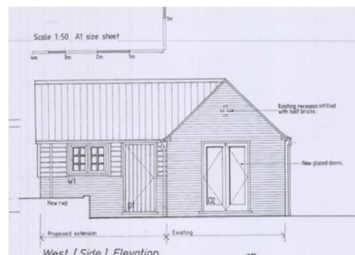
<https://historicengland.org.uk/listing/the-list/list-entry/1176749?section=official-list-entry>

### DETAILED ANALYSIS AND CONSIDERATIONS:

I previously gave advice under the following refs:

- **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)*  
**CP 12.06.2018**
- **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)*  
**CCON 12.06.2018**
- **19/00554/NMA** - *Revised internal layout to building and outbuilding. Addition of double doors to outbuilding. Retention of existing window to kitchen on west elevation (as non material amendment to planning permission reference 17/04070/FP granted 11 June 2018)*  
**AGR 06.06.2019**

I was the case officer for appn ref: 19/00553/LBC for 'Internal and external alterations to facilitate the conversion of two cottages to single dwelling. Internal and external alterations and single storey extension to outbuilding'. Drawing Number: 7042-102 C Plans and Elevations submitted under refs: 19/00553/LBC & 19/00554/NMA both show a pair of doors in the west gable end of the outbuilding (see below).



However, the planning case officer's site photos indicate a larger opening formed of three glazed sections and in my opinion is unauthorised.



I note the Lutyens Trust comments below and I have highlighted two key comments.

*This former pair of service cottages was previously altered internally when converted into a single dwelling. The outhouse has also been extended. However, the buildings remain clearly identifiable as part of the Lutyens contribution to the Temple Dinsley estate.*

*The applicant consulted the Lutyens Trust at an early stage and throughout the design process.*

**The submitted scheme responds to our suggestions.**

*We are satisfied that, subject to appropriate details and execution, the scheme would not compromise the special historic character and interest of the buildings.  
The proposal brings the outbuilding into full beneficial use whilst retaining the legibility of the original form.*

**On that basis the Lutyens Trust raises no objection to the scheme.**

*We suggest that any listed building consent should include conditions controlling (inter alia):*

*\*materials*

*\*details of any alteration or rebuilding of brickwork including materials, bond and mortar joint profile (possibly requiring a mortar sample)*

*There is one minor discrepancy on the drawings. The plan appears to show an opening in the east brick wall of the conservatory, probably intended as a window. However, no opening is shown on the east elevation.*

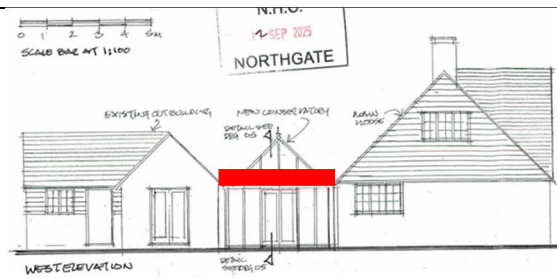
*We would have no objection, whether with or without a window. Subject to careful detailing, a narrow off-centre window might afford useful supervision of the front door and be entirely consistent with Lutyens's delight in architectural jokes. However this is entirely a matter for client and council preference.*

*I cannot recall holding an opposing view to that of The Lutyens Trust when commenting on a Lutyens building but on this occasion, I consider the scheme is objectionable.*

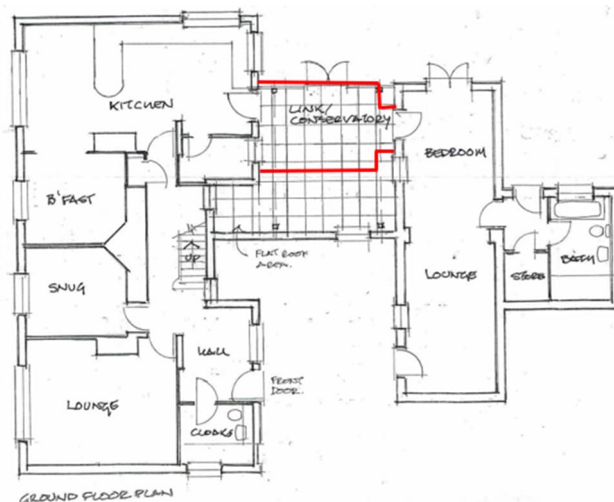
*The listing refers '2 estate houses, semi-detached and joint outhouse block' and that a 'central wall links it to houses'. The outhouse block reads as a detached outbuilding form and I consider that the scheme would compromise the special historic character and interest both buildings. Furthermore, the outbuilding does have a 'full beneficial use' albeit without having direct access from the main house. In my opinion, the form and position of the conservatory is such that it detracts from the legibility of both built forms. Furthermore, a link between house and outbuilding is one thing but creating a room within the existing courtyard space would in my opinion have a deleterious impact upon the Lutyens creation.*

*In addition, The Lutyens Trust comments on the 'window in the wall', raising no objection to a window 'subject to careful detailing'. The Trust does, however, suggest that "a narrow off-centre window might afford useful supervision of the front door and be entirely consistent with Lutyens's delight in architectural jokes".*





If I were minded to consider supporting a link of some description I would probably be seeking a flat roof form (lead or zinc) so as not to interfere with the existing gable forms. I would also suggest that this narrow link has door access onto what would then be an enclosed courtyard space. In which case, there would appear to be no reason to introduce the 'window in the wall'. Even here, however, there may be problems regarding connection to both buildings at eaves level.



## HERITAGE POLICY ASSESSMENT:

**Planning (Listed Building and Conservation Areas) Act 1990:**  
Sections 16(2) & 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:**

The proposal is considered unacceptable.

**OFFICER:** Mark Simmons**DATE:** 18/11/2025