



**LONDON LUTON AIRPORT EXPANSION DEVELOPMENT CONSENT ORDER  
APPLICATION**

**CENTRAL BEDFORDSHIRE COUNCIL RESPONSE TO RULE 17 LETTER (Dated 6  
February 2024)**

Version - Final

The following table sets out the response of Central Bedfordshire Council to the ExAs Rule 17 letter dated 6 February 2024 requesting further information.

<b>ExA Request</b>	<b>Response:</b>
<p>Luton Brough Council / North Hertfordshire Council / Central Bedfordshire Council: Confirm whether any conservation area character appraisals exist for the conservation areas listed in paragraph 10.7.45 of ES Chapter 10 [AS-077]. If so, please submit copies of these and advise whether there are any matters contained within them that are relevant in the assessment of the application.</p>	<p>Luton Hoo Conservation Area was designated in March 1993 as part of the Local Plan Deposit Draft (South Bedfordshire District Council). The relevant text from the Deposit Draft document is appended to this response, along with the designation map. The boundaries shown in the designation map have not been subsequently reviewed or amended since its designation.</p> <p>CBC does not consider that there are any matters contained within the appraisal that are relevant in the assessment of the application.</p>

## Appendix 1 – Luton Hoo Conservation Area Designation

- 2.74 To the north-east it is proposed to extend the Conservation Area at The Old Hunters Lodge to include the setting of this Listed Building.
- 2.75 Finally, the present Conservation Area boundary around the Church and Old Rectory excludes part of the churchyard and Parsonage Piece. These areas of open space are visually linked to the Conservation Area and are important to the setting of these listed buildings and the Conservation Area itself. They are now proposed for inclusion.

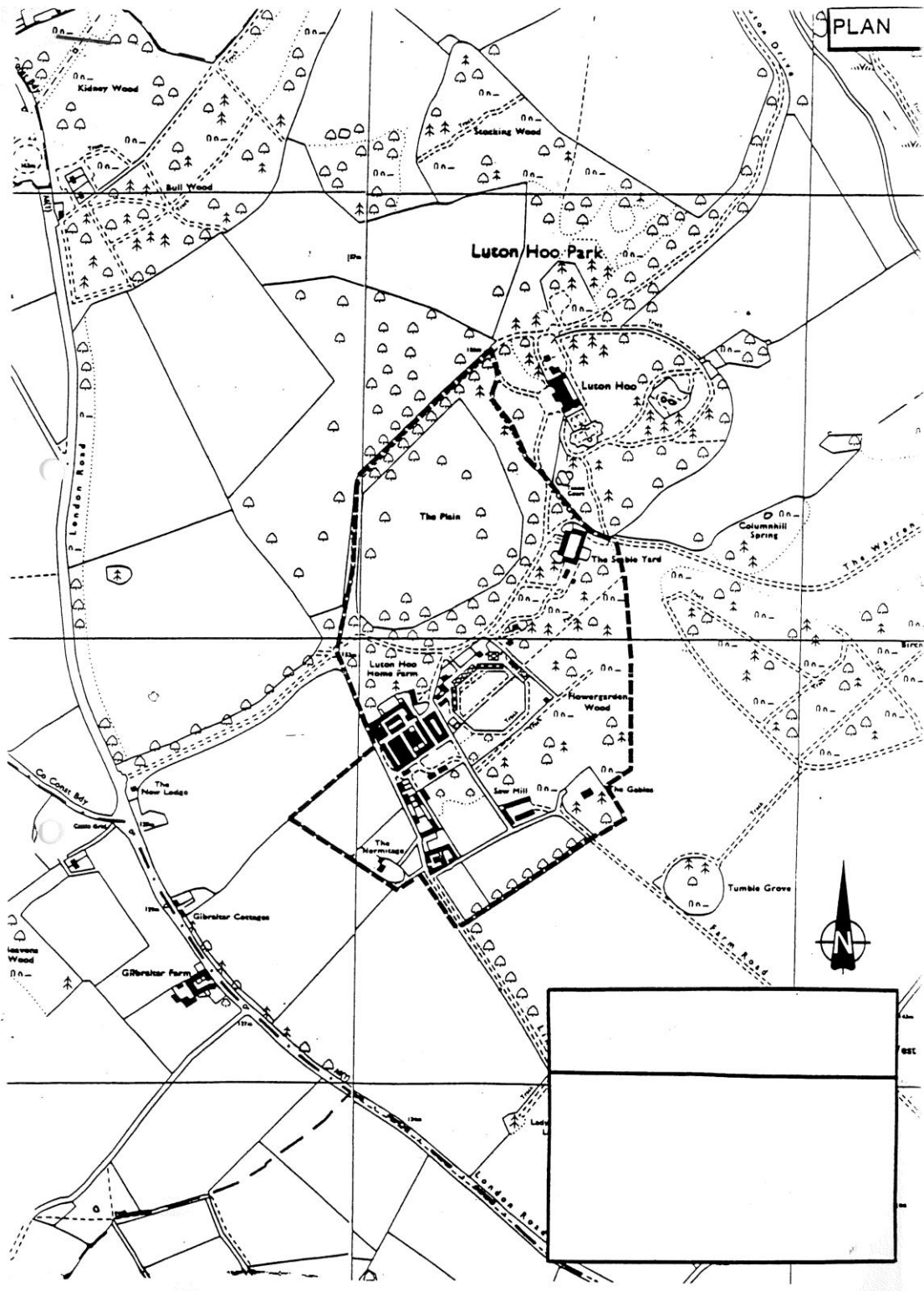
### Conservation Areas where there are no proposed changes

- 2.76 BILLINGTON - (Designated 1976). Billington is an ancient hill-top settlement with good views over the surrounding countryside. The Conservation Area includes old historic and attractive buildings on the northern and southern slopes, around Gaddesden Turn and Manor Farm. (Plan 9, Appendix 3)
- 2.77 KENSWORTH CHURCH END - (Designated 1973). The Conservation Area at Church End includes the Parish Church, and the attractive houses and farm buildings which stand among fine trees in a secluded woodland setting. (Plan 10, Appendix 3)
- 2.78 STUDHAM - (Designated 1973). Studham's small Conservation Area focuses on the attractive groups of buildings set at different levels along the Dunstable Road as it rises from the southern edge of Studham Common. (Plan 11, Appendix 3)

### Proposed New Conservation Area - Luton Hoo

- 2.79 Local Planning Authorities are statutorily required to keep their District's Conservation Areas under review, not only in terms of their existing boundaries, but also in order that any previously unacknowledged areas of importance may be designated and protected.
- 2.80 The group of attractive buildings which comprise Home Farm on the Luton Hoo Estate are of historical interest in terms of their individual functions, i.e. the stabling block, the blacksmiths, the carpenters, as well as their overall function to serve the Estate.
- 2.81 Of similar interest are the estate laundry, various workers cottages, the listed glasshouses in the kitchen garden and the stable yard/coach house.
- 2.82 It is therefore proposed to designate Home Farm and associated listed buildings and areas within the Luton Hoo Estate as a new Conservation Area in recognition of its special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance.
- 2.83 Circular 8/87 on Historic Buildings and Conservation Areas recognises that it is the character of an area rather than the individual buildings that designation seeks to protect and enhance.

### Appendix 2 – Luton Hoo Conservation Area Designation Map



Version - Final