



## CONSERVATION CASEWORK LOG NOTES MARCH 2020

The GT conservation team received 145 new cases in England and two cases in Wales during March, in addition to ongoing work on previously logged cases. Written responses were submitted by the GT and/or CGTs for the following cases. In addition to the responses below, 46 'No Comment' responses were lodged by the GT and/or CGTs.

SITE	COUNTY	GT REF	GRADE	PROPOSAL	WRITTEN RESPONSE
<b>ENGLAND</b>					
Barley Wood	Avon	E19/1676	II	PLANNING APPLICATION Proposed two storey extension following demolition of existing conservatory and mono-pitched lean to. East Lodge, Long Lane, Wrington. BUILDING ALTERATION	<p><b>CGT WRITTEN RESPONSE 10.03.2020</b></p> <p>Thank you for consulting The Gardens Trust [GT] in its role as Statutory Consultee with regard to the proposed development within the curtilage of the Grade II Listed House and set in the Registered Park and Garden laid out to accompany the Cottage Orne, built for Hannah More in 1801 – 1802, and the wider association of the site within the Bristol and Bath Green Belt. The Avon Gardens Trust is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of designated sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.</p> <p>Avon Gardens Trust note that East Lodge is a two storey detached dwelling which is located by the entrance to Barley Wood. The listed building and urns are situated some distance away from East Lodge. The new extension will replicate the form of the existing western wing and will be externally finished with identical materials to the existing. Existing hedges will help to screen the site from the listed building. In keeping with the Policy CS 12, the proposal would not harm the characteristics of the listed building or the character of its surroundings.</p>

					<p>Summary: The Avon Gardens Trust have no objection to this application.</p> <p>Yours sincerely, Ros Delany (Dr) Chairman, Avon Gardens Trust</p>
Siston Court	Avon	E19/1763	N	<p>PLANNING APPLICATION Erection of a detached garage and associated works. The Grange, Siston Court, Mangotsfield, South Gloucestershire BS16 9LU.</p> <p>MAINTENANCE/STORAGE/OUTBUILDING</p>	<p><b>CGT WRITTEN RESPONSE 16.03.2020</b></p> <p>Thank you for consulting The Gardens Trust [GT] in its role as Statutory Consultee with regard to the proposed development, which would affect Siston Court, which is contained within South Gloucestershire's local list of Historic Parks and Gardens. The Avon Gardens Trust is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.</p> <p>Avon Gardens Trust note that the proposed site plan, floor plan and elevations are not dimensioned and it is therefore not possible to comment fully due to a lack of information. However, from a review of the submitted drawings, the scale and massing of the proposed garage in relation to the adjacent Grade II listed Grange would appear to be inappropriate, leading to potential harm to the listed building and the locally listed Park and Garden.</p> <p>Summary: The Avon Gardens Trust considers that there is a lack of information on the proposed scheme, but that its scale and massing appear to be inappropriate, and therefore objects to this proposal.</p> <p>Yours sincerely, Ros Delany (Dr) Chairman, Avon Gardens Trust</p>
Central and Eastern Berkshire Authorities Joint Minerals and Waste Plan	Berkshire	E19/1640	n/a	<p>LOCAL PLAN Joint Minerals and Waste Plan consultation</p>	<p><b>CGT WRITTEN RESPONSE 01.03.2020</b></p> <p>Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed Central and Eastern Berkshire Authorities Joint Mineral and Waste Plan. The Berkshire Gardens Trust (BGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of historic sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations within Berkshire.</p> <p>One of the key activities of the Berkshire Gardens Trust (BGT) is to help conserve, protect and enhance designed landscapes within Berkshire. This wide-ranging Plan affects a number of sites within Central and Eastern Berkshire. We are therefore grateful for the opportunity to comment.</p> <p>Our comments are restricted to the two new proposed sites set out in the</p>

					<p>Consultation Document. Having considered those sites we do not want to make any objections to either of them being used for gravel extraction. Neither appear to affect directly any registered Garden or Parks, but we do draw attention to the need to ensure that any permission includes requirements for reinstatement at the conclusion of the works.</p> <p>Yours faithfully, Charles Elly</p>
Wokingham Local Plan	Berkshire	E19/1843	n/a	LOCAL PLAN Wokingham Local Plan Update consultation	<p><b>CGT WRITTEN RESPONSE 19.03.2020</b></p> <p>BGT welcomes the recognition of the importance of both national and local historic landscapes and the inter-connections between historic, landscape, townscape and wildlife aspects of these parks and gardens.</p> <p>We note that Ludgrove School, which has evidence of some surviving historic landscape features (as identified in our research to date) immediately adjoins the proposed sports hub SW9. The detailed design of SW9 should take care to avoid harming the setting of this potential historic asset.</p> <p>The proposed employment centre at Whiteknights includes the locally listed Whiteknights historic park and garden which includes remnants of late 18th century parkland, Harris Gardens and Foxhill House. The policy recognises the role of these sites under criteria a) but the wording does not go quite far enough. We request that the word ‘respected’ is replaced with ‘conserved’ to reflect NPPF 193 and 194 and the NPPF definition of Conservation.</p> <p>We would also welcome detailed recording and understanding of the significance of the heritage assets (in a manner proportionate to their importance and the impact) be undertaken and to make this evidence (and any archive generated) publicly accessible.</p> <p>We very much welcome this policy and the inclusion of locally designated historic landscapes which we understand have been identified in the Landscape Character Assessment March 2019 and are shown on the Historic Parks and Gardens in Wokingham plan.</p> <p>However there are potentially other non-designated historic assets or parts thereof that to date have not been identified but should also be conserved. In accordance with NPPF197 we request that the policy includes a requirement for applicants to refer to HER and to undertake an assessment of any potential assets. We request that the Council undertakes a full review of the potential historic landscapes in its area independently of the LCA 2019. As the policy notes, the Borough’s assets are irreplaceable, and</p>

					<p>given the scale of development proposed for the Borough, we are of the view that such a review is needed before these assets are lost forWe welcome the inclusion of</p> <p>1. Joel Park. Our research to date suggests that the park has some historic significance which is not noted in the supporting text. We request that this is looked into and we would be very pleased to assist.</p> <p>ever. We would be very pleased to assist.</p> <p>We welcome the inclusion of</p> <p>1. Maiden Erleigh lake. Our research to date suggests that the park has historic significance which is not noted in the supporting text. We request that this is looked into and we would be very pleased to assist.</p> <p>2. Joel Park. Our research to date suggests that the park has some historic significance which is not noted in the supporting text. We request that this is looked into and we would be very pleased to assist.</p> <p>We welcome the inclusion of Valued Landscapes some of which include areas of historic value as well. We refer to Appendix 9. The sites include:</p> <p>1. Barkham and Bearwood which includes both the Registered Park and Garden Bearwood College and local designation Barkham Manor</p> <p>2. Chilterns Chalk which includes Park Place Grade II* Registered Park and Garden and Culham Court, a high priority local non-designated asset identified in our research to date</p> <p>We have noted a number of sites for housing that have been put forward to the Council which would directly or indirectly affect some national, local and non-designated sites (the latter identified through our research to date). We are pleased to see that none of these have been included under H2.</p> <p>The relevant codes are:</p> <p>Bearwood College: Sites 5AR014, 5AR015, 5W1007 and 5W1017 which are within the setting of the Registered Park and Garden</p> <p>Swallowfield Park: 5SW001 and 5W006 which are within the setting of the Registered Park and Garden</p> <p>Ravenswood: 5WW003 and 5WW009 which are within the local historic park</p> <p>Barkham Manor: 5BA002 which is within a non-designated site</p> <p>Hurst Lodge: 5HU004 and 5HU032 which are within the setting of a non-designated site</p> <p>Bettina Kirkham</p> <p>Berkshire Gardens Trust</p>
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Cookham Neighbourhood Plan	Berkshire	E19/1885	n/a	NEIGHBOURHOOD PLAN Cookham Neighbourhood Area Designation Application	<p><b>CGT WRITTEN RESPONSE 31.03.2020</b></p> <p>Thank you for consulting the Berkshire Gardens Trust on this application for Area Designation. This response is also on behalf of the Gardens Trust. In principle we support the input of local views on planning matters. We therefore support this application and if granted look forward to putting forward our views at the appropriate stage. We will be particularly concerned with the Odney Club site and to safeguard the ancient Commons and woodlands.</p> <p>Thank you for your courtesy in contacting us. We look forward to hearing more in due course.</p> <p>Apologies for the rather informal reply, but this coronavirus is putting constraints on normal activities.</p> <p>Charles Elly, DL Trustee of Berkshire Gardens Trust</p>
Datchet Design Guide	Berkshire	E19/1886	n/a	LOCAL PLAN Datchet Design Guide Consultation	<p><b>CGT WRITTEN RESPONSE 31.03.2020</b></p> <p>Thank you for consulting the Berkshire Gardens Trust on these guidelines. This response is also on behalf of the Gardens Trust, a statutory consultee. We would like to commend the authors of this document which captures the variety of architecture in the old village of Datchet and if followed, will preserve the variety for future generations.</p> <p>Of course this has little bearing on our main concerns which are the parks and gardens, but we have no comments in that regard.</p> <p>Charles Elly, DL Trustee, Berkshire Gardens Trust</p>
Stowe	Buckinghamshire	E19/1646	I	PLANNING APPLICATION New Design Technology & Engineering Building for Stowe School. Accommodation to include workshops, teaching rooms and staff facilities, with associated landscape works to immediate surroundings. Stowe School, Stowe Park, Stowe, Buckinghamshire MK18 5EH. EDUCATION	<p><b>TGT WRITTEN RESPONSE 14.03.2020</b></p> <p>Thank you for consulting The Gardens Trust (GT) in its role as statutory consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens as per the above application. We have liaised with our colleagues in the Buckinghamshire Gardens Trust (BGT) and would be grateful if you could take our comments into consideration when deciding this application. We have studied the online documentation and strongly OBJECT to this building. Its construction would irreversibly develop part of the early C18 landscape that is of the highest significance to the ornamental design at Stowe, the whole of which is of international significance as part of the English contribution to the visual arts worldwide. The significance of Stowe at Grade I on the Historic England Register has not been given enough weight in this case, and the proposed development area has apparently</p>

					<p>been regarded as a small and minor section of an already compromised landscape which can be lost without substantial harm to the historic design. This is not the case. It can be regarded as nothing but substantial harm in terms of the historic environment of Stowe.</p> <p>Our objection is based on an understanding of the development area, informed by the 2012 document 'Stowe Conservation Plans: The Western Part of Stowe Gardens and The Course' commissioned by the National Trust, Stowe House Preservation Trust and Stowe School Governors from Dr Sarah Rutherford which was accepted by all parties as the guiding document for the management of this area.</p> <p><b>SIGNIFICANCE</b></p> <p>The area is within the highly important Rook Spinney laid out by Lord Cobham in his earliest landscape phase in the 1710s and 1720s. This significance is indicated as it was specifically mentioned by Gilbert West in his renowned 1732 poem about Stowe when alluding to the significance of its contribution to the scene, as: 'An ancient Wood (upon whose topmost bough High-waving croaks the un auspicious Cor) From hence its venerable Gloom extends, Where, rivalling its lofty height, ascends The pointed Pyramid ...'</p> <p>Within the 2012 Conservation Plan, Rook Spinney is split between Gazetteer Areas 1 (Lady Temple's Spinney, Significance B), and Area 2 (Pyramid Wood, Significance A) in which the development site lies. Rook Spinney was conceived as a flowering shrubbery wilderness bounded on its long sides by Nelson's Walk and The Course to the west, from which it leads as a gentle slope down to Home Park to the east. Although less complex in design than some other Stowe wildernesses, it formed the setting for these key features as well as Vanbrugh's Pyramid (significance A), the base of which survives, St Augustine's Cave (gone) and various other lost buildings and statues. It also forms the immediate setting and backdrop for Area 9 : The Course and Nelson's Walk including Lee's Bastion (significance A), as well as the key approach to the mansion along The Course. Pyramid Wood is identified as of the highest significance in the Conservation Plan (A).</p> <p>The area in Pyramid Wood is all the more important as a survival of Rook Spinney, as the north section in Lady Temple's Spinney has been lost to school development; Pyramid Wood survives intact south of Lee's Bastion as replanted woodland. It retains the key historic character even though its integrity has been compromised in its setting by the recent Music School</p>
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					<p>which has irreversibly developed another part of this key area adjacent, as well as compromising the essentially green approach to the mansion along The Course. The significance of Pyramid Wood as set out in the Conservation Plan is as follows:</p> <p>17.2 LANDSCAPE SIGNIFICANCE</p> <ul style="list-style-type: none"> <li>• The sylvan backdrop to the Home Park and the screen from Nelson's Walk.</li> <li>• Part of the sylvan backdrop, above the ha-ha, to the approach from the Oxford Gates and Bridge, The Course and main drive to the mansion.</li> <li>• Formerly a key section of the circuit walk around the Home Park c.1725.</li> <li>• Nelson's Walk formed a green walk from which to observe the park and The Course beyond the ha-ha.</li> </ul> <p>EFFECT OF THE APPLICATION</p> <p>The proposed site for the new development survives in Pyramid Wood intact and without irreversible development. This area has been subject to incremental irreversible development for decades, most recently the highly damaging Music School next to Lee's Bastion.</p> <p>This proposal contributes to that highly damaging but insidious creep through an area of the highest landscape significance in an internationally significant landscape. It also sets a precedent for further development in the woodland south of this which will be harder to resist if permission is granted. While the setting of the woodland is damaged by the school buildings east of the school drive, the slope of the woodland south of the music school remains intact. This woodland of Rook Spinney should be considered sacrosanct in future and, as set out as part of the vision in the conservation plan, a candidate for restoration to the early C18 ornamental woodland character, rather than creeping destruction.</p> <p>DEPARTURE FROM CONSERVATION PLAN POLICIES</p> <p>The proposal departs from the conservation plan policies by irreversibly developing the area. The policy and recommendations for the area set out in Sections 17.4 and 17.5 should be followed as a matter of high priority:</p> <p>17.4 POLICY</p> <p>Maintain as a 'pretty shallow thicket' (Latapie, 1771), as established by 1779 as a wooded flowering shrubbery backdrop to the Home Park and the division against Nelson's Walk, and conversely as the backdrop to The Course above Nelson's Walk, screening views of modern buildings from the Course.</p> <p>17.5 RECOMMENDATIONS</p>
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					<p>1. Maintain the woodland, thin where necessary, and underplant as a 'pretty shallow thicket' with flowering shrubs against the Walk.</p> <p>2. Reinststate as part of the sequence of wildernesses and of the circuit walk around the Home Park.</p> <p>ALTERNATIVE SITES</p> <p>Regarding the options put forward in the D&amp;A statement page 11, the least damaging to the historic environment are A &amp; B. These are within the main school campus and so are acceptable in this respect. The applicants should accommodate this new building within an already developed campus area not on an undeveloped area of ornamental woodland. The assessments of sites A &amp; B seem to be heavily focussed on the potential disruption to the school's delivery of education and the viability of the structure in these positions. If the school is investing in new structures, their priority should be the right solution for the internationally important historic designed landscape they are custodians of, rather than the easy solution. We do not believe that their analysis and conclusion to develop on site C, are sufficient grounds for developing previously undeveloped land.</p> <p>Our assessment of each alternative site is that:</p> <p>A is acceptable as the site is already developed and within the campus. The buildings have some historic merit as part of the Clough Williams Ellis 1920s scheme. Their loss does not outweigh the irreversible harm to the early C18 surviving land in C. They are likely to be redeveloped in a new scheme at some point as they are very low density.</p> <p>B is acceptable and indeed best from an historic landscape perspective as the site is already developed and within the campus without historic merit to the existing buildings and landscape. The school has identified operational problems but it would not be difficult to overcome these.</p> <p>C is the proposed site. It is unacceptable, and is the most damaging of the four to the historic environment. As noted above it will result in irreversible harm to a key unaltered C18 area. It will continue incremental development along Cobham's early C18 Rook Spinney which should be stopped. This ornamental woodland area is key to The Course, Nelson's Walk and the approach to the mansion along the Oxford Drive.</p> <p>D is a possible alternative, but is pushing further irreversible development out into the C18 landscape adjacent to Rook Spinney/Pyramid Wood though it is set next to C20 school buildings. It results in more incremental development encroaching on the setting of the C18 landscape. If the design is very low height and scale it may be acceptable, but we would</p>
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					<p>have strong reservations.</p> <p>CONCLUSIONS</p> <ol style="list-style-type: none"> <li>1. We therefore urge that the application is REFUSED.</li> <li>2. A permanent presumption against development should be adopted in the woodland alongside Nelson's Walk south of Lee's Bastion and the music school.</li> <li>3. Instead of developing this area it should be restored as set out in the 2012 Conservation Plan.</li> <li>4. An alternative site should be selected within the school campus, such as area B preferably, or A.</li> </ol> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Wycombe Abbey	Buckinghamshire	E19/1705	II	<p>PLANNING APPLICATION Erection of detached cafe building with patio surround following removal of existing cafe. The Rye Boathouse, Wendover Way, High Wycombe, Buckinghamshire.</p> <p>CATERING</p>	<p><b>TGT WRITTEN RESPONSE 05.03.2020</b></p> <p>In recent years, the Gardens Trust has been very concerned about the future of our public spaces and, in 2016 we released a report entitled 'Uncertain Prospects: Public Parks In The New Age of Austerity' (attached) which detailed our concerns about the future of public spaces due to cuts in local authority spending. Therefore, the Gardens Trust (GT) and Buckinghamshire Gardens Trust (BGT) welcomes Wycombe District Council's investment into this historic public park and popular local recreational facility and are grateful for having been consulted on the above application. We very much regret that we were unable to respond to the pre-planning consultation due to volunteer capacity.</p> <p>In considering this planning application, the GT have consulted with local officers at the BGT and we would ask that WDC ensure that there is suitable funding and resources in place to continue to manage this structure and its setting long after the initial investment in construction has passed.</p> <p>The application site sits within the Grade II registered park and garden of Wycombe Abbey attributed to Lancelot 'Capability' Brown. The GT/BGT note that the existing boathouse café structure dates from the 1930s and is a discreet structure, agricultural in appearance, which in our opinion, is not detrimental to its setting due to its design and palette of materials. We understand that a feasibility study was commissioned and carried out on behalf of Wycombe DC and that this discussed options for refurbishing the existing Boathouse Café alongside proposals for constructing a new prefabricated structure. We therefore conclude that it would be possible to</p>

					<p>carry out a suitable refurbishment of the existing boathouse in order to ensure it is fit for purpose.</p> <p>The design of the new café tries to balance the need for a light, airy and welcoming building whilst keeping it low and environmentally friendly. The GT/BGT does appreciate the need to find a building which is appealing to local families, which improves and maintains recreational facilities for them. We fully accept the need to support your officers in the difficult job of maintaining local parks with declining income, but we would prefer to see the existing building retained and refitted for purpose. Alternatively, if this is not possible, we would prefer to see a replacement structure which echoes the existing structure in design, scale and materials.</p> <p>With regard to the proposed new structure, the Gardens Trust offers the following comments:</p> <ol style="list-style-type: none"> <li>1. Points 4.22 – 4.24 of the Design and Access Statement comments that ‘the area where the replacement café is to be sited contributes little to significance’; ‘the impact of the proposed development on setting is not significant’ and ‘the existing café building detracts from significance and is a negative impact’. The Design and Access Statement also states that ‘the proposed building will help enhance the significance due to its modern design and ability to better blend in with the surrounding built heritage’. As stated above, the GT/BGT disagree and in our opinion the existing structure is discreet with few external openings and has minimal impact on the setting.</li> <li>The GT/BGT consider that the proposed new modern structure featuring multiple door and window openings/substantial glazing will result in both reflection and light emittance and will in our opinion, actually be detrimental to the setting. Whilst we recognise the need for windows to the kitchens and the wish for visitors to enjoy an open airy space, we would question whether the structure needs all these openings? We would also like to better understand the potential for light emittance, which will of course be dictated by the proposed opening hours of the café.</li> <li>2. The GT/BGT also queries the security of the structure when not in use. Whilst this is not a direct concern from the perspective of the Gardens Trust, we are concerned about the impact on the setting from damage and vandalism to a building with so many openings.</li> <li>3. Sedum roof – whilst we welcome the Council’s investment in environmentally-friendly and sustainable technologies, we do have strong concerns regarding the long-term management of such a structure given</li> </ol>
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					<p>the financial and resourcing pressure on local authorities to maintain local parks properly. As we would prefer to see either the existing building retained or a new structure which echoes the existing, we feel that a lightweight pitched roof would be more appropriate. However, if the Planning Authority are minded to approve a living roof, the GT/BGT would recommend that a management plan is developed and put in place to ensure that the living roof is properly maintained in the long term.</p> <p>4. Point 1.6 of the Design and Access Statement describes the external materials as 'stained, vertical timber weatherboarding'. The GT/BGT note that the existing building is dark. We would therefore recommend that the proposed new structure is also stained dark to mitigate its impact on the setting.</p> <p>5. The GT/BGT are aware that previous iterations of these proposals included provision for removable outside seating and tables. We assume that the café would seek to provide outside seating. However, we cannot see any reference to this in the application, or provision for storage for such items. Therefore, it would be helpful to :</p> <ul style="list-style-type: none"> <li>o Know what such provision might entail in terms of quantity, materials and design</li> <li>o Ensure that external seating is restricted to the immediate surroundings of the proposed new structure and is preferably restricted to the paved area only</li> <li>o Recommend that any seating and tables are made removable and are removed when the café is closed</li> <li>o Ensure that suitable storage is provided within the proposed structure for seating and tables and that there are no subsequent applications to provide further structures for storage</li> <li>o Ensure that suitable provision for waste bins is provided but that the balance between keeping the area tidy but uncluttered ensures that this does not creep into the wider landscape</li> <li>o Request that details are submitted and considered as part of this planning application and that, if the Planning Authority are minded to approve this application, they ensure that there are some controls over the proliferation and spread of the proposed development to ensure that it is contained on this plot and does not spill or creep out over time into the wider landscape.</li> </ul> <p>6. As part of our concerns regarding future resourcing, the Gardens Trust hopes that Wycombe DC continues to retain control of the management</p>
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					<p>and maintenance of both the structure itself, the facilities provided and the immediate and wider landscape and setting.</p> <p>In conclusion, the GT/BGT object to the current proposals or a replacement modular structure and we would like to see retention and refurbishment of the existing structure. If replacement is required, we would prefer to see a structure which echoes the existing café and is more appropriate to the historic landscape character of The Rye. However, if the Planning Authority is still minded to support this application, we would ask that more information is required prior to any decision being made and that the Planning Authority ensures the concerns we have submitted here are fully addressed.</p> <p>We would be grateful if you could please let us know the outcome of this application.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Stowe	Buckinghamshire	E19/1719	I	<p>PLANNING APPLICATION</p> <p>Provision of a new Golf Clubhouse and covered golf cart parking located at the Bourbon Playing Fields. Stowe School, Stowe Park, Stowe, Buckinghamshire MK18 5EH.</p> <p>GOLF, EDUCATION</p>	<p><b>TGT WRITTEN RESPONSE 17.03.2020</b></p> <p>Thank you for consulting The Gardens Trust (GT) in its role as statutory consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens as per the above application. We have liaised with our colleagues in the Buckinghamshire Gardens Trust (BGT) and would be grateful if you could take our comments into consideration when deciding this application.</p> <p>We accept in principle the need for a clubhouse which is a result of the shutting of the old golf course and construction of the new one, and that it would best be sited in the playing fields. However, we do have reservations about the position of the proposed building. This stands in the park of the Grade I internationally significant designed landscape at Stowe.</p> <p>Despite the importance of the Grade I landscape, we were surprised that there was no options appraisal included for evaluating possible alternative sites for the new clubhouse. The current proposal is sited on a corner of the playing fields within view of the Grade II Bourbon Tower, itself inside the C18 Deer Park, presumably because this is closest to the golf course.</p> <p>We are also taken aback that there is no historic environment impact assessment for this site. We would have expected to see other options considered, including the views of the clubhouse from important areas including the surrounding Deer Park, the landscape garden east perimeter and ha-ha walk (130m to the south-west), and the Bourbon Tower (280m</p>

					<p>to the south-east). The D&amp;A Statement states more than once that the nearest historic structure is Lamport Lodge but this is incorrect as the Bourbon Tower is close by to the south-east and clearly intervisible with the development site. We therefore question the methodology for selection of the site to minimise its damage to the historic environment and the minimal appraisal put forward for the level of damage. Without these assessments it is impossible to provide entirely accurate advice and so we have made the following assessment based on familiarity with the site and its history.</p> <p>Our objections are as follows:</p> <ul style="list-style-type: none"> <li>- The site is a prominent additional building at the edge of the playing fields adjacent to the C18 park and close to the landscape garden.</li> <li>- There is no appraisal of its historic impact on the adjacent landscape park or landscape gardens and their historic structures, views, etc.</li> <li>- It seems that there will be a visual impact. Any new structure should be screened from the C18 Arcadian landscape and have no visual impact upon it at all. The present trees are deciduous and the building will be still more visible in winter</li> </ul> <p>In conclusion, we OBJECT to this application because it is impossible to assess the effect on the historic character and views properly due to the absence of a HIA including an historic views assessment.</p> <p>Other options for siting the building within the playing fields should be seriously explored to see if it is possible to identify a less historically damaging position. The building would probably have a less damaging effect if sited c. 90m to the north on the west side of the playing fields south of an existing pavilion.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Creedy Park	Devon	E18/1516	N	<p>PLANNING APPLICATION Outline for the erection of up to 65 dwellings, public open space, ancillary works and associated infrastructure, including access. NGR 282727 100936 Higher Road Crediton Devon RESIDENTIAL OUTCOME Refused APPEAL LODGED 19.02.2020</p>	<p><b>GT WRITTEN RESPONSE 16.03.2020</b></p> <p>Thank you for your letter of 19 February 2020. I would like to appear at the Public Hearing in order to give evidence on behalf of The Gardens Trust. I was a Chartered Town Planner for 25 years and have given evidence at several Public Inquiries. I was the Conservation Officer for The Garden History Society for the SW Region for over 9 years and have been the Conservation Officer for the Devon Gardens Trust since 1999 (but with a gap of 3 years)</p> <p>The Trust has additional evidence to present in support of its objection to</p>

				<p>Appeal Ref APP/Y1138/W/19/3242101 To be determined on the basis of a hearing</p>	<p>the proposed development, smelt the attached 1869 Estate Map which shows that the ancient woodland to the north of the Apesl site was clearly part of the historic designed landscape of Creedy Park. Yours faithfully John Clark Dipl.TP (Leeds) DGT Conservation Officer</p> <p><b>CGT WRITTEN RESPONSE 23.03.2020</b> TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78 Mid Devon District Council have notified the Devon Gardens Trust of the forthcoming Public Hearing. The Devon Gardens Trust objected to the proposed development in our letter dated 16 November 2018. (attached below) The Devon Gardens Trust have recently discovered an Estate Map of Creedy Park dated 1869 which shows that the designed landscape extended well to the west beyond the park wall and the road from Crediton to Sandford and included Long Plantation. The 1869 Estate Map shows that Long Plantation with its walks/rides and vistas from the western edge was, and remains, part of the historic designed landscape of Creedy Park. This enhances the significance of Long Plantation as part of Creedy Park and we would ask the Planning Inspector to take this into account when considering the Appeal. The Devon Gardens Trust wishes to appear and give evidence, at the Public Hearing Yours faithfully John Clark DipITP(Dist) (Leeds) DGT Conservation Officer</p>
Knowle	Devon	E19/1461	N	<p>PLANNING APPLICATION Flood alleviation scheme comprising a drainage swale and grassed amphitheatre designed to attenuate surface water runoff and provide a venue for public events at The Knowle, Station Road, Sidmouth, EX10 8HH. FLOOD RELIEF/DRAINAGE, EVENTS</p>	<p><b>CGT WRITTEN RESPONSE 17.03.2020</b> Thank you for letter of 6 March consulting The Devon Gardens Trust on the further information and amendments to the above application which affects The Knowle, an historic designed landscape included on the Devon Gazetteer of Parks and Gardens of Local Historic Interest. The Devon Gardens Trust is pleased to see that the amendments have improved the scheme. We note that the revisions have resulted in the loss of only one tree, and that it is the intention to provide 7 mature trees as part of the scheme. We note with interest that the swale and amphitheatre are to be covered</p>

					<p>with a specially grown type of turf called Grassfelt, manufactured by Lindum.</p> <p>The Devon Gardens Trust have contacted Sidmouth Town Council and Sidmouth Arboretum and intend to meet them to discuss how we might assist with the future management of the parkland at The Knowle.</p> <p>The Devon Gardens Trust fully supports the proposals and looks forward to seeing the successful completion of what promises to be an interesting and attractive improvement to the parkland.</p> <p>Yours faithfully John Clark Conservation Officer</p>
Stover Park	Devon	E19/1591	II	<p>PLANNING APPLICATION</p> <p>Submission under Schedule 14 Environment Act 1995 - Application for first periodic review of the conditions attached to the existing permission for winning and working ball clays at Stover Quarry at Stover Ball Clay Works, Teigngrace, Newton Abbot, TQ12 6QP. MINERAL EXTRACTION</p>	<p><b>CGT WRITTEN RESPONSE 05.03.2020</b></p> <p>Thank you for consulting The Gardens Trust on the above application. The Devon Gardens Trust is a member of The Gardens Trust and acts on its behalf in responding to consultations in the County of Devon.</p> <p>The application was submitted under the Environment Act 1995 which enables the County Council as Mineral Planning Authority to carry out a periodic review of the conditions to which the mineral permissions shall be subject. We are aware that this is not a new planning application to win and work minerals but relates to the submission of a scheme of new planning conditions for the operation and restoration of the quarry site for the next 15 year period. We also aware that the Mineral Planning Authority may determine conditions differently from those submitted, but if these restrict the existing working rights a liability for compensation may arise.</p> <p>We have visited Stover many times previously and visited the site in response to the current application on 25 February. We would ask you to consider the following comments:</p> <p>Stover Park is a site of national importance as signified by its inclusion at grade II on the Historic England Register of Parks and Gardens of Special Historic Interest in England . The Register is a highly selective list containing just over 1600 sites, of which there are 56 sites in Devon and 9 sites within Teignbridge.</p> <p>Stover House is a fine example of a Georgian mansion set on an eminence in an extensive designed landscape, with carriageways, plantations, a lake and ornamental canals, fashioned out of a previously barren and boggy heathland. The whole design concept is a classic example of the ingenuity and skill of an informed landowner of the late eighteenth century.</p>

					<p>After WWI, like many other country estates, Stover Park was progressively broken up and is now in divided ownership. Stover Park is include on the Heritage at Risk Register compiled by Historic England, because they consider that the condition of the site is unsatisfactory with major localised problems.</p> <p>The various landowners have come together to develop an ambitious scheme for restoring the historic landscape of Stover Park and have submitted a Lottery Bid. The key objectives of the bid are to overcome the fragmentation of the historic designed landscape, to restore historic designed views, and the conservation of listed structures. Other objectives include improving the setting of Stover Lake (a Site of Special Scientific Interest) and its water quality and to reverse the decline of some of Stover's wildlife species. The considerable effort and enthusiasm of Devon County Council and all its partners in preparing the Stover Park Parkland Plan and submitting a Lottery Bid is commendable.</p> <p>The Stover Park Parkland Plan by Askew Nelson Ltd, June 2014, was commissioned by Devon County Council, Stover School, Sibelco and Natural England to achieve the restoration and proper management of the historic designed landscape. The Landscape Plan proposes, amongst other things, to restore the Main Carriage Drive to its original width, remove any encroaching vegetation and resurface in the same material along its length. We have studied the Historic Environment Assessment and the Landscape and Visual Impact Assessment submitted as part of this application. The Proposed Restoration Scheme offers enhanced habitats when compared to the Approved Restoration Masterplan due to a combination of a mosaic of mixed woodland, thickets, wildflower meadows, ponds and wetland areas. We consider that the planning conditions should , as far as is possible, secure the restoration of the ball clay quarry as an exemplar of good modern landscape design within the context of the historic designed landscape of Stover Park. This new landscape of lake, mound, and planting should, hopefully, reduce the pressure on the existing nature reserve of Stover Park and provide exciting new leisure opportunities for the expanding population of Newton Abbott.</p> <p>We are pleased to note that a track is included in the proposals which will be maintained and improved to provide permissive access for the general public in future. This offers the opportunity to connect to the potential reinstatement of the Carriage Drive along the western boundary of the application site. This would restore the eighteenth century circular carriage</p>
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					<p>drive which was designed to provide a picturesque approach to the house; the house being glimpsed as one enters the parkland, then lost to view for some distance behind trees, until it is revealed again on the final approach to the house.</p> <p>We are also pleased to note that, at your meeting with Historic England and Imerys on 29th August 2019, it was agreed that the current tip restoration and the works to bring down the levels and face it with soil has considerably reduced the visual impact of the spoil tip. John Vine of Imerys, confirmed that the intention was that the current slope profile of the spoil tip would be graded back to present a smoother landform.</p> <p>We trust that these comments are helpful.</p> <p>Yours faithfully John Clark Conservation Officer Devon</p>
Plymouth and South Hams Local Green Space Development Plan	Devon	E19/1627	n/a	LOCAL PLAN Local Green Space Development Plan Document Designation Criteria for the Plymouth Policy Area	<p><b>CGT WRITTEN RESPONSE 06.03.2020</b></p> <p>Thank you for seeking the views of The Gardens Trust on the Local Green Space Development Plan Document. The Devon Gardens Trust is a member of The Gardens Trust and acts on its behalf in responding to consultations in the county of Devon.</p> <p>The Gardens Trust applauds and fully supports the initiative to designate Local Green Spaces.</p> <p>We would answer Yes to all the Consultation Questions apart from Question 4. We would ask you to include sites on the Devon Gazetteer of Parks and Gardens of Local Historic Interest as they are important designed landscapes in the local context of Devon. The sites in Plymouth are Beaumont Park, Central Park, the Elizabethan Garden, Freedom Fields Park, the Royal Naval Hospital at Stonehouse, Radford Park, Mutley Park and Thorn Park.</p> <p>We agree that Registered Parks and Gardens would not benefit further from a Local Green Space designation, but suggest that the Plymouth sites on the Devon Gazetteer of Parks and Gardens of Local Historic Interest would benefit from being designated as a Local Green Space.</p> <p>We suggest that under 6.3 Assessment 2 'Scope out any sites which are wholly designated as' The Devon Gazetteer of Parks and Gardens of Local Historic Interest should be added to the list.</p> <p>We hope these comments are helpful.</p> <p>On a related matter, The Gardens Trust has for many years been concerned</p>

					<p>about the threat of development on Eastern Fields which adjoins Plympton House, which is on the Historic England Register of Parks and Gardens of Special Historic Interest in England. Eastern Field has considerable historic significance. It is owned by the Roman Catholic Diocese of Plymouth who have been looking at opportunities to make use of this land that is “surplus” to their Charitable purposes. Eastern Field has been the subject of a planning application 17/01727/FUL for six dwellings and community parkland, which would have had an adverse impact on the setting of the grade I listed Plympton House and grade II Registered garden, to the detriment of their historic significance.</p> <p>Whilst we appreciate that you are consulting on the Local Green Space Designation Criteria Document, we would ask that you consider designating Eastern Fields, Plympton, as a Local Green Space in advance of completing your consultations.</p> <p>Yours faithfully, John Clark Conservation Officer</p>
Forde Abbey	Dorset	E19/1751	II*	<p>PLANNING APPLICATION Variation of Conditions 5 (Adherence to approved plans and details) and 6 (Depth of working) of planning application 1/D/12/000079 (for the winning and working of circa 1.5 million tonnes of sand and gravel) to vary the Phase 3 and 4 working plans, Restoration Plan and Cross Section Plan. Chard Junction Quarry, Green Lane Junction, Westford Park Road To Broadbridge Farm Junction, Chard Junction TA20 4QS. MINERAL EXTRACTION</p>	<p><b>CGT WRITTEN RESPONSE 22.03.2020</b></p> <p>Thank you for consulting The Gardens Trust (GT) in its role as statutory consultee with regard to this proposed development. The application has the potential to affect Forde Abbey, a site listed Grade II* by Historic England (HE) on their Register of Parks and Gardens. The Dorset Gardens Trust (DGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites. It is authorised by the GT to respond on its behalf in respect of consultations. When the original approval for the Carters Close area was considered in 2012 under 1/D/12/000079, the DGT was clearly interested in the relationship of this area to Forde Abbey, a short distance to the east. However, following a site visit with representatives of the (then) Garden History Society – the forerunner to the GT - and the applicants, it was concluded that the impact on Forde Abbey would be minimal. No objection was therefore raised by either the then GHS or the DGT.</p> <p>The changes which are now proposed do not alter that situation. The principle of the working of the Carters Close area is established and underway, and the new restoration plans reflect a new situation that cannot be ignored. The DGT therefore raised no objection.</p> <p>Chris Clarke for the Dorset Gardens Trust</p>

Kingston Lacy	Dorset	E19/1852	II	<p>PLANNING APPLICATION New catering trailer in Kitchen Garden, with new hedge and associated hard landscaping and service routes (electrical &amp; drainage). Partial hedge removal to create new access. Kingston Lacy House Wimborne BH21 4EA CATERING</p>	<p><b>CGT WRITTEN RESPONSE 22.03.2020</b></p> <p>This application should have been notified to The Gardens Trust [GT] as a statutory consultee, but the Dorset Gardens Trust [DGT] has only very recently been made aware of this application by a third party. The DGT is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on its behalf in respect of planning applications.</p> <p>For the DGT here are two concerns about this application. First, the application appears to be for a large area of hardstanding and the siting of what appears to be a sort of caravan for the sale of food and drink. There is no detail of what this unit looks like. It is understood that the National Trust's objective here is to provide more facilities for visitors in the kitchen garden area, but there is no real indication as to the use of the hard-standing.</p> <p>The proposal is clearly permanent because of the service infrastructure being provided. However, this is the second time in recent months that a small application has been made for the kitchen garden area. Neither of them provided any context for the proposal. This application is made by an entirely different agent, which raises the question of whether there is a more overall plan here or not. Without knowing what that overall vision is, it is difficult to make a judgement as to what is going in here. This is DGT's second concern.</p> <p>While we know that there have been some general discussions between the National Trust and the planning authority, there is no understanding of any overall plan here. This would be a suitable location for an overall Conservation Management Plan: is there something on these lines under consideration by the National Trust? – there have enough discussions and changed ideas at Kingston Lacy for something to be emerging.</p> <p>While the Trust hesitates to say that this application should be refused, it really should be used as a hook for the planning authority to take a more robust attitude with the National Trust here so that those with a interest know what is going on at Kingston Lacy. The submission of applications such as these suggests that there is a plan, but one that is being pursued by stealth. This is a designated Grade II garden providing the setting for a group of very important listed buildings: this setting should be handled with care and consideration.</p> <p>Chris Clarke for the Dorset Gardens Trust</p>
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Kemp Town Enclosures	East Sussex	E19/1687	II	<p>PLANNING APPLICATION</p> <p>Replacement of existing sea wall with a realigned free-standing structure; the formation of an access route from Black Rock extending to Brighton Marina; enhancement of highways infrastructure for Duke's Mound at its junctions with Marine Parade and Madeira Drive; restoration of The Old Reading Room and The Temple and change of use for flexible A1, A3, D1 or D2 Use; widespread enhancement of public realm for pedestrians and cyclists via new amenities, facilities and landscaping, with associated ecological enhancement. Black Rock Site And Surroundings, Madeira Drive, Brighton BN2 1EN.</p> <p>HYBRID</p>	<p>CGT WRITTEN RESPONSE 27.03.2020</p> <p>Thank you for consulting the Sussex Gardens Trust (SGT) on the above application. The Trust has also been notified by the Gardens Trust, the statutory consultee on matters affecting registered historic parks and gardens.</p> <p>The site lies within the boundary of Kemp Town Enclosures which is included with a Grade II designation on the register of historic parks and gardens maintained by Historic England.</p> <p>This site is well known to the Sussex Gardens Trust, who have been saddened by the apparent level of neglect and lack of investment over recent years in the local historic environment. The setting of the Slopes has been seriously harmed by the appearance of the Black Rock Lido site, and its sense of abandonment.</p> <p>Representatives of SGT have visited the site and carefully studied the documents submitted with the application, particularly the comprehensive and informative Heritage Statement which deals soundly with the significance of the site and the impact of the proposals on significance. Consequently, the SGT very much welcomes the investment now proposed for the area and hopes this will lead to a higher level of day to day management of the spaces and activities. With regard the proposals, these have been described as enabling works and off site works both to provide infrastructure for future development of the Black Rock site and greater space for improved access to the Marina and improved public realm in the wider area. The Trust gives its support to these proposals, subject to very careful attention to detail with regard the future functions of the historic buildings, and historic building repair. The new landscape works appear sympathetic but special care will be required with regard lighting and signing of the pathways across the slopes.</p> <p>With regard longer term plans for the Black Rock site, and as was the case with the i 360 development, the Trust would urge a revenue stream be agreed from the development of the Black Rock site, sufficient to fund the future maintenance of the Slopes, so as to preserve their character and their seafront setting.</p> <p>Yours faithfully Jim Stockwell On behalf of the Sussex Gardens Trust. CC: The Gardens Trust</p>

Queen's Park, Brighton	East Sussex	E19/1748	II	PLANNING APPLICATION Change of use from public toilet (sui generis) to cafe/bakery (A1/A3). External alterations including revisions to fenestration and creation of decking area for outside seating. Public Toilets, Queens Park, West Drive, Brighton. CHANGE OF USE, BUILDING ALTERATION, CATERING	<p><b>CGT WRITTEN RESPONSE 27.03.2020</b></p> <p>Thank you for consulting the Sussex Gardens Trust (SGT) on the above application. The Trust has also been notified by the Gardens Trust, the statutory consultee on matters affecting registered historic parks and gardens.</p> <p>The site lies within the boundary of Queens Park which is included with a Grade II designation on the register of historic parks and gardens maintained by Historic England.</p> <p>As noted in the accompanying Heritage Statement, the building is currently derelict and SGT welcomes proposals to renovate the building and bring it back into use, albeit for an entirely different purpose. However, SGT has concerns regarding the dark grey colour with “Brighton Blue” detailing proposed for the exterior of the building. This colour scheme is in marked contrast to the original colour of the building and the colour of the neighbouring Grade II listed Egremont Gate. While the proposed colours might look in keeping along the seafront, they do not sit comfortably in the Queen’s Park setting. Accordingly, SGT objects to this aspect of the current application.</p> <p>Yours faithfully Jim Stockwell On behalf of the Sussex Gardens Trust. CC: The Gardens Trust</p>
Stanmer Park	East Sussex	E19/1755	II	PLANNING APPLICATION Variation of Conditions - Conditions 2 and 7 of Planning Consent SDNP/16/03927/FUL. Stanmer Park, Coldean Lane, Brighton, Brighton & Hove BN1 9SE. MISCELLANEOUS	<p><b>CGT WRITTEN RESPONSE 04.03.2020</b></p> <p>Thank you for consulting the Sussex Gardens Trust (SGT) on the above application. The Trust has also been notified by the Gardens Trust, the statutory consultee on matters affecting registered historic parks and gardens.</p> <p>Members of the SGT have visited the site and its park surroundings. Concerns are raised over the visibility of this proposed depot building from the village street and the chalk ridge to the east of the park, and the consequential harmful impact this large utilitarian building will have on the appearance and setting of the registered park, the conservation area and on the visual backdrop to Stanmer House and the village church..</p> <p>In view of the size and appearance of this large modern agricultural building, the Trust asks that its visual impact be tested further in longer views and its impact reduced to the minimum, with mitigation measures where appropriate.</p> <p>Yours faithfully</p>

					<p>Jim Stockwell On behalf of the Sussex Gardens Trust. CC: The Gardens Trust</p>
Thorndon Hall	Essex	E19/1732	II*	<p>PLANNING APPLICATION To replace existing cycle centre (a double storage container conversion) with a purpose-built barn timber barn. The existing unit to be moved and retained for storage as replacement for two existing standalone storage containers. Thorndon Countryside Centre, The Avenue, Warley, Brentwood, Essex CM13 3RZ.</p> <p>MAINTENANCE/STORAGE/OUTBUILDING</p>	<p><b>CGT WRITTEN RESPONSE 06.03.2020</b></p> <p>I am responding to your consultation on behalf of the Essex Gardens Trust representing The Gardens Trust.</p> <p>The general design of this shed is an improvement on the existing facility, and as such is to be welcomed. However, it is important that it is built using materials sympathetic to the setting. The cladding ought to be feather-edged weatherboard with a black finish, not Essex Board. The roof would look better with a natural slate rather than a synthetic one.</p> <p>Yours sincerely David Andrews FSA, IHBC</p>
Belhus Park	Essex	E19/1870	II	<p>LOCAL PLAN Prospective housing development of 26 new homes to be located on a small green boarded by Humber Avenue, Garron Lane and Gatehope drive. This land has been identified within the document produced as a result of the Housing Overview and Scrutiny Committee page 53.</p>	<p><b>TGT WRITTEN RESPONSE 28.03.2020</b></p> <p>The Georgian Group has notified the Gardens Trust (GT) and Essex Gardens Trust (EGT) about the above potential housing development. We would like to endorse the advice you have received from the Georgian Group opposing the principle of development of the green enclosed by Humber Avenue, Garron Lane, and Gatehope Drive, identified as a potential housing site in the Housing Developments Options List produced in February of this year. As pointed out by the Georgian Group, this is a remnant of the Capability Brown landscape at Belhus Park, which is a registered landscape in the National Heritage List. It remains recognisable as such by the age and venerability of the chestnut trees and Scots pines that are a feature of it. This Green also has a visual link with the historic landscape inasmuch as the entrance to the Country Park can be seen down Gatehope Drive. Furthermore, this Green was preserved as part of the planned layout of the LCC estate, providing valuable amenity of a sort easily underappreciated until times such as these.</p> <p>Like the Georgian Group, the GT &amp; EGT would object if plans came forward for the development of this site.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>

West Park, Chelmsford	Essex	E19/1881	N	PLANNING APPLICATION Construction of an outdoor adventure golf course. Pitch And Putt Golf Course, West Park, Waterhouse Lane, Chelmsford, Essex. GOLF	<p><b>CGT WRITTEN RESPONSE 28.03.2020</b></p> <p>I am commenting on this application for the Essex Gardens Trust, which represents The Gardens Trust, a statutory consultee on historic gardens and landscapes.</p> <p>Admirals Park and West Park have their origins in gardens and parkland attached to large properties which overlooked the valley of the river Can, which was fertile meadowland with numerous springs. They are included in the Essex Gardens Trust's Inventory of historic designed landscapes in the City of Chelmsford. The adventure golf course would be in a corner of West park near the entrance and the road. Although there would be a public benefit inasmuch as it would be a new resource for children's play, might it be possible to make it more sympathetic to its natural surroundings? Palm trees, plastic or real, would be inappropriate in this location. Some of the other features would be very visually obtrusive. Presumably there would have to be some sort of fencing or enclosure round it. This is not indicated and should be controlled by condition. The recommendations in the ecological appraisal regarding enhanced planting to screen it, bat boxes, and light pollution, should also be implemented by conditions.</p> <p>Yours sincerely David Andrews</p>
Newark Park	Gloucestershire	E19/1642	II	PLANNING APPLICATION Extension of existing temporary planning permission for the cafe for another 10 years and temporary planning permission for 3 no. outdoor seating pods for 10 years. Newark Park House Ozleworth Wotton-Under-Edge Gloucestershire GL12 7PZ CATERING	<p><b>CGT WRITTEN RESPONSE 14.03.2020</b></p> <p>The Garden Trust, as Statutory Consultee for planning proposals that might impact on Listed or Registered gardens, parkland and and landscapes; has notified The Gloucestershire Gardens and Landscape Trust (GGLT) to respond to this proposal by the National Trust on its behalf.</p> <p>Having already commented on the previous submission by the National Trust, the deletion of the three unfortunate "dining pods" is to be welcomed, bearing in mind the historic and aesthetic importance of its setting.</p> <p>However, this action does not remove the fundamental problem inherent in this Application. The original cafe hut was given a five year temporary consent, in recognition that this was a temporary solution at best. Now at the eleventh hour, the Trust responds to the criticism raised on their initial submission, by merely removing the pods, leaving the already temporary tea hut in situ, and persisting on requesting a further 10 year temporary consent.</p> <p>GGLT remains of the opinion that the National Trust should focus its mind on finding a development solution worthy of being integrated into the</p>

					<p>heritage asset of Newark Park. On this basis, GGLT would recommend giving a temporary consent of no more than three years for them to sort out this problem as a matter of urgency.</p> <p>Yours sincerely, David Ball, (on behalf of GGLT)</p> <p><b>CGT WRITTEN RESPONSE 25.03.2020</b></p> <p>Thank you for consulting The Gloucestershire Gardens and Landscape Trust (GGLT) regarding this renewal of this temporary Planning permission. Normally, The Garden Trust would notify GGLT to act on its behalf, and I assume GT has been notified, being the Statutory Consultee on planning proposals which have an impact on the setting of a Grade 1 Listed house in a Grade 11 Registered park and garden.</p> <p>I find this proposal rather difficult. I cannot recall a consultation on the original substantive temporary 5 year consent; and in addition, the consent runs out this month, and one is being asked this time for a 10 year extended temporary consent.</p> <p>The rather random cafe hut does not seem well anchored to designed landscape setting to the house and in my opinion the three temporary domes do little to improve the aesthetic or operational position of providing a cafe. A 10 year consent might as well be a permanent permission. At this stage, I am not persuaded that this is an adequate solution. In spite of the NT's apparent difficulty in using other assets on the site, GGLT is of the opinion that a maximum of a three year temporary consent should be granted, which should provide sufficient time for an alternative and more appropriate option to be finalised.</p> <p>Yours sincerely, David Ball, (on behalf of GGLT)</p>
Westonbirt	Gloucestershire	E19/1754	I	PLANNING APPLICATION Single storey rear and side extension at Turnpike Cottage, Easton Grey Road, Westonbirt, Tetbury, Gloucestershire. BUILDING ALTERATION	<p><b>CGT WRITTEN RESPONSE 09.03.2020</b></p> <p>The Garden Trust, as a Statutory Consultee, has notified The Gloucestershire Gardens and Landscape Trust (GGLT) to respond to this proposal on its behalf.</p> <p>Although within the influence of the wider historic landscape setting of Westonbirt, the modifications to Turnpike Cottage have little impact on that wider context. The proposal is a crisply detailed contemporary solution to the problem, and this concept does not have any detriment to the visual impact of the original cottage.</p> <p>On this basis GGLT would not wish to raise any objection to this proposal.</p>



					Yours sincerely, David Ball, (on behalf of GGLT)
Cherington Park	Gloucestershire	E19/1784	N	PLANNING APPLICATION Listed Building Consent for Installation of CCTV Cameras at The Carriage House, Cherington Park, Cherington, Tetbury, Gloucestershire. COMMUNICATION/CCTV	CGT WRITTEN RESPONSE 20.03.2020 Dear Ms. Evans, The Garden Trust, as Statutory Consultee, has notified The Gloucestershire Gardens and Landscape Trust (GGLT) to respond to this proposal on its behalf. Having perused the acres of policy text, one assumes the red asterisk on the South Elevation of the Coach House is the selected location for the CCTV. The notation of the CCTV on the East elevation of the bothy is more discrete. On this basis, GGLT would not wish to raise any further comment. Yours sincerely, David Ball, ( on behalf of GGLT)
Richmond Local Plan	Greater London	E19/1844	n/a	LOCAL PLAN Richmond Local Plan review Direction of Travel March 2020	<b>CGT WRITTEN RESPONSE 19.03.2020</b> The London Parks and Gardens Trust (LPGT) is a member organisation of the The Gardens Trust (GT) and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of planning consultations. LPGT contributed to the preparation of the 2018 Local Plan. Our comments were already made in the context that Outer London Boroughs would have to take considerable quantities of new development and that development should provide quality homes in attractive neighbourhoods with adequate provision of parks and open spaces for the mental and physical well being of the whole community. High density developments should still be well designed with access to parks and open spaces. We do not feel that these policies have had long enough to be applied/tested. These policies should be carried forward to ensure clarity for all new development proposals. Indeed, the revised context of the need for more housing and climate action calls for the protection and the enhancement of the quality of parks and open spaces whether designated heritage assets or not. We are aware that the government is instructing London to release industrial land for housing. This land is currently unlikely to have access to parks and open spaces, especially local green spaces. All new residential development must be within easy reach of well designed open spaces offering a variety of experiences and this should be provided in new residential areas.

					<p>We look for local plan policies to carry forward principles already adopted eg</p> <ul style="list-style-type: none"> <li>• Recognition of the value of both designated and non designated heritage assets</li> <li>• Ensure investment in parks and open spaces via the development that contributes to its greater use.</li> <li>• Taking care to avoid unintended consequences of development eg impact of views out from parks and open spaces and overlooking arising from tall buildings.</li> <li>• Accessibility and functionality of parks and open spaces - increased densities mean a reduction in private amenity space, putting pressure on public space for activities and quite relaxation, policies should ensure easy access to a range of park landscapes.</li> </ul> <p>This is encapsulated in the adopted Local Plan in Para 8.3.6 &amp; 8.4.10</p> <p>“ The borough's extensive provision of parks and open spaces enable local communities to lead lifestyles with greater levels of physical activity, resulting in better physical and mental health improvements, reduced stress levels and increased social interaction. These spaces provide a vital free resource in which people of all ages can play, exercise, relax and enjoy the natural world, so easy access for all residents to high quality open and natural space is important, particularly within identified areas of deficiency (see policy LP 31 in 8.4 'Public Open Space, Play Space, Sport and Recreation'). Parks and open spaces are particularly important in promoting activity in young children thereby targeting the increasing childhood obesity levels in the borough. Children's play space and outdoor 'green gyms' for use by the whole community are encouraged.”</p> <p>“It is acknowledged that on-site provision may not be feasible or practicable for every major development site, but this will be assessed on a case-by-case basis, taking account of the existing open space provision relevant to the development site. Where it has been accepted by the Council that on-site provision cannot be made, the Council will expect existing surrounding open spaces to be improved, and where appropriate made more accessible to the users and occupiers of the new development. Financial contributions may be required to either fund new off-site provision, or improvements and enhancements of existing facilities, including access arrangements, in order to mitigate the impacts of new development.”</p> <p>We wish the following policies to be carried forward</p>
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					<p>Policy LP 1 Local Character and Design Quality, Policy LP 2 Building Heights, Policy LP 3, Designated Heritage Asset, Policy LP 4 Non-Designated Heritage Assets, Policy LP 5 Views and Vistas, Policy LP 12 Green Infrastructure, Policy LP 13 Green Belt, Metropolitan Open Land and Local Green Space</p> <p>Helen Monger London Parks and Gardens Trust</p>
Gilston Area Charter SPD	Hertfords hire	E19/1645	n/a	LOCAL PLAN Consultation on the draft Gilston Area Charter SPD	<p><b>CGT WRITTEN RESPONSE 11.03.2020</b></p> <p>Thank you for consulting the Gardens Trust, statutory consultee with regard to proposed development affecting sites included by Historic England on their Register of Parks and Gardens. Hertfordshire Gardens Trust is a member of GT and is authorised by them to respond to consultations on its behalf.</p> <p>We have the following comments on the draft SPD.</p> <p>1 1.3 We are disappointed that this draft has been produced without any input from us being sought. There area number of Registered Parks and Locally Important Parks which will be affected by the Gilston development and we would therefore consider ourselves to be a stakeholder.</p> <p>2 Given that, we understand why no consideration has been given to the effect the development has on those peripheral parks (and their listed buildings) and their settings, contrary to the provisions of the NPPF on Conserving and Enhancing the Historic environment. Although this is understandable it is to be deplored.</p> <p>3 Policy GA1Vo. states that the protection of heritage assets within the development area will have appropriate protection. This needs to be extended to the Registered and Locally Important sites outside of the area whose setting, and therefore significance, could be harmed by insensitive development. These include Briggens Park, Stanstead Bury Park, Hunsdon House (Grade I listed) and Hunsdon Park as well as archaeological remains at Olives Farm and elsewhere.</p> <p>4 The harm to the significance of designated heritage assets should be weighed against the public benefits of the proposal (NPPF 196). Public benefit here could be enhanced by ensuring that social rented housing is prominent in the mix of housing under the umbrella of ‘affordable housing’ in Policy HOU3.</p> <p>5 We note in Policy GA1 that section V.I. discusses sustainable transport, particularly in relation to Harlow. However, this does not include addressing the needs of future residents who wish to commute to London.</p>

					<p>The train service via Roydon station is inadequate during peak hours at present and will not be able to cope without a significant upgrade.</p> <p>6 Key to sustainable transport is the phasing of the development. The roads/cycleways and schools and other infrastructure needs to be put in place before the first residents move in. In practice this will mean development should be started in the eastern section and finish at Village 7. Otherwise residents will use their cars to reach schools outside the area, work and recreation, and will not change ingrained habits when the infrastructure is finally installed.</p> <p>7 We look forward to seeing the detail of the Garden City Principles, particularly that of lower housing densities (dph) further from the town centre, allotments and green spaces incorporated within the sub-areas, rather than on the edge, and streets wide enough for verge tree planting with houses set back from the pavements. These should be included in the various Masterplans.</p> <p>8 Masterplans (Section 9) should include as an Appendix a Heritage Impact Assessment including the impact on heritage assets outside of the boundary which could be affected. This should have reference to HE GPA3,2 on setting and views and include ZTV.</p> <p>As a Statutory body we look forward to being included along with Historic England, Natural England, Environment Agency and other bodies (section 8.3 of the draft SPD) in future discussion over the Gilston plans and development</p> <p>Yours faithfully Kate Harwood Conservation &amp; Planning Hertfordshire Gardens Trust</p>
Welwyn Hatfield Local Plan	Hertfords hire	E19/1672	n/a	LOCAL PLAN Consultation on proposed changes to the submitted Draft Plan 2016 (site allocations) 2020, the Addendum to the Sustainability Appraisal and the updated Habitats Regulations Assessment 2020	<p><b>CGT WRITTEN RESPONSE 30.03.2020</b></p> <p>Do you consider the proposed changes to the Draft Local Plan (site allocations) are legally compliant?</p> <p>No</p> <p>Do you consider the proposed changes to the Draft Local Plan (site allocations) are sound?</p> <p>No</p> <p>Please explain the reasons for your representation.</p> <p>Area WGC4a is currently within the Green Belt and the LUC Green Belt Study states that development here would give Moderate to High Harm. This is contrary to the NPPF Green</p>

					<p>belt guidance. In the LUC Landscape Sensitivity Study this is also Moderate to High Harm with the comment of necessity of avoiding any visual perception of development spilling over from higher ground and the retention of perception of a rural valley viewed from B1000. This area is also part of the setting of Panshanger Park (II*), and a key part of the setting of Marden Hill House (II*) and garden structures (II) and Tewin Church (Grade I) on the other side of the valley and historically designed to be part of the views. The NPPF (Chapter 16) makes clear the desirability of conserving and enhancing heritage assets and their setting. Development here would cause serious harm to the setting of these assets and thus to their significance, contrary to NPPF. Development at SDS1 will already compromise the setting of the assets, and development further down the slope will compound the loss of heritage asset setting.</p> <p>Please set out the changes you consider are necessary to make the proposed changes to the submitted Draft Local Plan legally compliant or sound and the reasons why you consider these changes are necessary.</p> <p>Remove WGC4a from the proposed additional site allocations 2020.</p> <p>If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing, if invited to do so by the Inspector?</p> <p>Yes, I wish to take part in the examination hearing, if invited to do so by the Inspector</p> <p>If you wish to take part in the examination hearing, please outline the reasons why you consider this to be necessary.</p> <p>To assist in heritage matters</p> <p>Do you wish to be notified of any of the following?</p> <p>When the Inspector's Report of the Welwyn Hatfield Local Plan is published</p> <p>Adoption of the Welwyn Hatfield Local Plan</p> <p>Kate Harwood</p> <p>Hertfordshire Gardens Trust</p>
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Nyn Park	Hertfords hire	E19/1747	N	PLANNING APPLICATION Engineering works comprising ground works and shaping of land to create a golf course (used only in conjunction with the Nyn Park Estate dwellinghouse) and erection of an associated single storey maintenance building. Nyn Park, Well Road, Northaw, Potters Bar EN6 4BS. GOLF, MAINTENANCE/STORAGE/OUTBUILDING	<b>CGT WRITTEN RESPONSE 25.03.2020</b> Thank you for consulting The Gardens Trust, of which HGT is a member. We are familiar with Nyn Park and its landscape history and the part this landscape plays in the long views which are the setting for other heritage assets, both houses and landscapes, at Northaw. As no indications of how the compound or the earthworks affect these long views (no ZVI or ZTV for example) are included we are unable to comment on this application. Kate Harwood Hertfordshire Gardens Trust
Stevenage Climate Change Strategy	Hertfords hire	E19/1798	n/a	LOCAL PLAN Emerging Council Climate Strategy consultation	<b>CGT WRITTEN RESPONSE 11.03.2020</b> Thank you for consulting Hertfordshire Gardens Trust.. We recognise that this is an aspirational statement rather than detailed planning. We would suggest that detailed planning, either by the council itself or with the partners named in the document, should include 1. Any new developments should require at the least, grey-water recycling, green energy provision (solar panels, heat pumps, neighbourhood heating systems etc), efficient insulation of buildings, provision of green roofs where appropriate, SUDS, plenty of outdoor space with trees as well as grass, provision for cyclepaths (and home storage of bicycles) and adequate public transport provision. Adequate storage provision for bicycles at stations. bus interchanges and neighbourhood centres as well as town centre. 2. Encouraging solar panel installation on roofs of multi-storey blocks (including existing buildings) rather than using up valuable green space. 3. provision of allotments with facilities such as a club-house for sale of seeds etc and community orchards 4. enhancement of all green spaces in the town with tree-planting Kate Harwood Conservation & Planning Hertfordshire Gardens Trust
Gorhambury	Hertfords hire	E19/1813	II	PLANNING APPLICATION Conversion to three dwellings, conservation and restoration of interior and exterior.	<b>CGT WRITTEN RESPONSE 18.03.2020</b> Thank you for consulting the Gardens Trust, of which HGT is a member. We are familiar with Gorhambury and its landscape history and support the proposals as detailed in this application....

				Gorhambury, Gorhambury, St Albans, Hertfordshire AL3 6Ah. BUILDING ALTERATION	Conservation & Planning Hertfordshire Gardens Trust
5 Oakwell Drive, Northaw	Hertfords hire	E19/1821	n/a	PLANNING APPLICATION Erection of a subterranean dwelling with associated parking and driveway. 5 Oakwell Drive, Northaw, Potters Bar, EN6 4EZ. RESIDENTIAL	<b>CGT WRITTEN RESPONSE 23.03.2020</b> Thank you for consulting The Gardens Trust, of which HGT is a member. We are concerned that the proposed dwelling is within the Green Belt and in an area not designated in either the current or emerging Local Plans for development. We are aware that the above-ground building, originally designed as a pool house, was granted permission on appeal. However, this was a subsidiary building rather than a new dwelling in a rural area of substantial detached houses in large grounds. We would expect that NPPF 127(b) and (c) would apply here resulting in a visually attractive building of good architecture and sympathetic to the local character. Kate Harwood Hertfordshire Gardens Trust
Abbot's Hill	Hertfords hire	E19/1850	N	PLANNING APPLICATION Roof extension and alterations. Longdene Studio, Bunkers Lane, Hemel Hempstead, Hertfordshire HP3 8SP. BUILDING ALTERATION	<b>CGT WRITTEN RESPONSE 23.03.2020</b> Thank you for consulting Hertfordshire Gardens Trust, a member of The Gardens Trust. On the basis of the information contained in this application and our knowledge of Abbot's Hill, a Locally Designated park, and its landscape history, we have no objections to these proposals as detailed in the application. Kate Harwood Hertfordshire Gardens Trust
169 Knightsfield, Welwyn Garden City	Hertfords hire	E19/1859	N	PLANNING APPLICATION Erection of a two-storey building to create 4 self-contained flats. 169 Knightsfield, Welwyn Garden City AL8 7QG. RESIDENTIAL	<b>CGT WRITTEN RESPONSE 25.03.2020</b> Thank you for consulting The Gardens Trust, of which HGT is a member. We objected to a previous application (6/2019/0020/MAJ) on the ground of height of proposed building and amount of glazing. The objection to the height has been resolved in the current application but there are no drawings of the elevations included in the information. We cannot therefore comment on whether our concerns over excessive glazing have been addressed. Kate Harwood Hertfordshire Gardens Trust
Burton Constable	Humbersi de	E19/1717	II*	PLANNING APPLICATION Change of use of former riding school and orangery to wedding venue. Burton Constable Foundation.	<b>CGT WRITTEN RESPONSE 19.03.2020</b> Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens –

				<p>Burton Constable Hall, New Ellerby Road, Burton Constable, East Riding Of Yorkshire HU11 4LN. CHANGE OF USE</p>	<p>Burton Constable. The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.</p> <p>Burton Constable is grade II* on HE's Register of historic parks and gardens; significant due to its park and gardens laid out in c.1769-82 to designs by Lancelot 'Capability' Brown for the noted plant collector William Constable (1721-91). It is particularly significant as Brown visited Burton Constable at regular intervals to check on progress and attend to details, which were recorded. There are a number of listed buildings of which the Orangery remodelled 1788-9 by Thomas Atkinson is grade II*, the stables and carriage house designed by Lightoler in 1768 are grade I with the riding school and additional stables added in the early 19C.</p> <p>In the light of Burton Constable's significance, we are surprised that the application does not include a Heritage Statement or Design and Access Statement.</p> <p>We have no objection to this application as submitted and generally support the potential income generation to sustain this important historic estate. However, we do have the following observations:</p> <p>General:</p> <p>Will there be any difficulties with public access when weddings are taking place? We wondered if there are any obligations to the public within advertised opening hours. There is potential that the two buildings could be closed to the general public for three days for a wedding, including time needed for setting up and then clearing away.</p> <p>We note the car parking arrangements and trust that there is sufficient capacity for a wedding day which could bring an additional fifty to a hundred cars.</p> <p>We understand that under Building Regulations, there will be a limit of no more than 50 people in any building unless additional fire exits are made. In particular the Riding School is large enough to accommodate many more guests, and weddings commonly will have 100 or more guests. We have not noted any additional fire exits.</p> <p>The Orangery:</p> <p>We note that all furniture/fittings etc will be brought to the site and taken away after each wedding. It is important that the space is left uncluttered by such items.</p> <p>The Orangery was fully restored in 2013 so we query the small note near</p>
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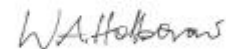
					<p>the curved roof glazing on the plan; “reform roof glass”.</p> <p>Wedding guests are potentially to be seated on the lawn so we suggest that the applicant should protect as necessary the existing landscape/lawns against potential burden/damage.</p> <p>Yours sincerely,</p> <p>Val Hepworth</p> <p>Trustee and Chairman Conservation and Planning</p> <p>Cc. Neil Redfern, Historic England; Margie Hoffnung, the Gardens Trust</p>
Chiddingstone Castle	Kent	E19/1029	II	<p>PLANNING APPLICATION</p> <p>Demolition of dwelling and erection of one dwelling. Three Horseshoes Lodge, Chiddingstone Castle Hill, Hoath Road, Chiddingstone, KENT TN8 7AD.</p> <p>DEMOLITION,</p>	<p><b>TGT WRITTEN RESPONSE 04.03.2020</b></p> <p>Further to the Gardens Trust (GT) and Kent Gardens Trust’s (KGT) letter of 4th December 2019 in response to the above application, we were approached by Mr M Streatfield, a Director of the Bower Bequest Trustee Company Limited, responsible for the preservation and maintenance of Chiddingstone Castle, and the Chartered Surveyors involved in this application. We have reviewed the supporting documentation subsequently received by Sevenoaks Planning Department and Trustees of KGT have also met Mr Streatfield and the Estate Manager on site on 2 March 2020.</p> <p>We are still concerned about the bulk of the replacement dwelling, and suggest that additional measures of mitigation be undertaken as outlined below. It is understood that the proposed additional planting of the silver birch along the site boundary is for the benefit of the new dwelling to screen the castle carpark to the north-east. It is suggested that some additional screening is also required along the eastern boundary, part of which lies to the west of a newly planted beech hedge. This screening, which could include a boundary fence, would reduce the impact of the proposed dwelling when viewed from the Park and the Castle Grounds. It would also be our suggestion that further discussions are held between the applicant, the planning and the conservation officers to determine whether this application constitutes enabling development.</p> <p>If this is found to be the case, then the Gardens Trust and Kent Gardens Trust would find this application acceptable.</p> <p>Yours sincerely,</p> <p>Margie Hoffnung</p> <p>Conservation Officer</p> <p><b>GT WRITTEN RESPONSE 26.03.2020</b></p> <p>Thank you for consulting The Gardens Trust (GT) with regard to additional</p>

					<p>information supplied by the applicant in support of the above application. We have liaised with our colleagues in the Kent Gardens Trust and would like to add these additional comments to our letter of 4th March 2020. Part of this additional information includes a photomontage/cgi image of the proposal where the new dwelling has been superimposed on the landscape when viewed from the grounds in front of the castle. It would appear that some additional screening, consisting of three evergreen trees, have also been added to mask the view of the new dwelling when viewed from the castle. This additional screening was recommended in our previous letter and does reduce the impact of the new dwelling. It is also noted that if the colours chosen for the new dwelling's external finishes are realistic then the new dwelling blends in with the surrounding landscape. We note the additional information concerning Financial Considerations but we are unable to comment on these.</p> <p>Our view remains that if this planning application is the only option to secure the future of Chiddingstone Castle then we would not object to this application, on the basis that the photomontage is a true representation of the proposed setting when viewed from the Castle.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Broome Park	Kent	E19/1788	II	<p>PLANNING APPLICATION</p> <p>Proposed single-storey community sports pavilion together with associated parking. Sports Field, Rabbit Hole, Barham, Kent, CT4 6QE.</p> <p>SPORT/LEISURE</p>	<p><b>TGT WRITTEN RESPONSE 20.03.2020</b></p> <p>The Gardens Trust (GT) was very pleased to receive a consultation from Canterbury as we have never received one from you before. I am attaching a copy of our recently revised planning leaflet which I hope you and your fellow officers will find helpful. As you are aware, The Gardens Trust (GT) is a statutory consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens as per the above application. We have liaised with our colleagues in the Kent Gardens Trust (KGT) and would be grateful if you could take our comments into consideration when deciding this application.</p> <p>We have studied the online documentation for the proposed new sports pavilion. The site lies within the Kent Downs AONB and the Grade II listed Broome Park registered park &amp; garden (RPG). It is apparent that the sports field only contains two pitches and that the new building would encourage greater usage of the facilities. The GT/KGT has no objection to the proposals but would be grateful if a condition be imposed that no floodlighting is permitted which would harm the significance of the</p>

					AONB/Broom Park RPG. Yours sincerely, Margie Hoffnung Conservation Officer
Oxendale Hall	Lancashire	E19/1742	N	PLANNING APPLICATION Demolition and reconfiguration of existing twentieth century extensions and construction of new extensions and new garaging with associated lighting. Oxendale Hall, Osbaldeston Lane, Osbaldeston BB2 7LZ. BUILDING ALTERATION	<b>CGT WRITTEN RESPONSE 25.03.2020</b> Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens. The Lancashire Gardens Trust (LGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations. We have reviewed the application documents in relation to this planning application and note that these focus on the changes to the Grade II* listed Oxendale Hall. The dialogue with Historic England has demonstrated the consideration of several iterations of the proposals in order to achieve a scheme which is in balance with the historic Hall. The creation of an enclosed courtyard in front of the proposed garaging is welcomed. The wider setting of Oxendale Hall is not a recognised historic designed landscape, and therefore would normally fall outside our concerns. However the scale of parkland, and strong design features which have recently been created in association with a Grade II* property as well as the current proposals for enhancement of the gardens make this a site which is worthy of our consideration and comment. We have no objection to the proposals and welcome the investment which the owners are bringing to this site. If there are any matters arising from this please contact LGT on conservation@lancsgt.org.uk Yours faithfully Stephen Robson S E Robson BSc BPhil MA(LM) DipEP CMLI MRTPI Chair, Conservation & Planning Group
Valley Gardens and South Cliff Gardens	North Yorkshire	E19/1746	II	PLANNING APPLICATION Replacement of structural support system to balcony walkway with cladding to the Little Theatre. The Spa Complex, The Spa, Scarborough, NORTH	<b>CGT WRITTEN RESPONSE 22.03.2020</b> Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens – Valley Gardens and South Cliff Gardens (grade II). The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership

				<p>YORKSHIRE YO11 2HD. REPAIR/RESTORATION, BUILDING ALTERATION</p>	<p>with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.</p> <p>Scarborough South Bay was probably the country's first seaside holiday resort and South Cliff is a designed seaside landscape of national importance within the Scarborough Conservation Area. The Gardens Trust and Yorkshire Gardens Trust applaud the recent restoration and stabilization of the designed landscape and gardens of South Cliff, which has secured this significant historic, cultural and aesthetic asset and which has the iconic Spa Complex at its heart. The Spa Complex, listed grade II*, was originally designed c.1858 by Joseph Paxton alongside his designs for the gardens. After the disastrous fire of 1877 new building by Verity and Hunt was added to the remaining Paxton structure. There are many lovely views of the Spa, and onto the building from above, from the gardens, and due to the topography and the design, the Spa Complex can be seen from other parts of Scarborough.</p> <p>We are pleased to generally support the proposal to repair and maintain the Little Theatre (also known as the Spa Theatre); to replace the structural support system and to install better weatherproofing and repair existing windows etc. However, we do have some concerns about the possible visual impact of the cladding and its effect on the views and the historic character of the building. We have noted the concerns of Historic England and trust that a more sympathetic architectural outcome can be reached.</p> <p>Yours sincerely, Val Hepworth Trustee and Chairman Conservation and Planning cc. Neil Redfern, Historic England; Margie Hoffnung, the Gardens Trust</p>
Eaton Hall	Nottinghamshire	E19/1768	N	<p>PLANNING APPLICATION Erect Single Storey Extension to Create Garage. Cedar Lodge, Jamia Al-Karam Boarding School, Eaton Hall, Great North Road. BUILDING ALTERATION</p>	<p><b>CGT WRITTEN RESPONSE 09.03.2020</b></p> <p>Eaton Hall parkland is identified by Notts Historic Environment Record and Bassetlaw DC as a non-designated heritage asset. The proposals are accompanied by a heritage impact assessment that fails to identify this fact and that consequently does not show any reference to or attempt to accommodate issues. There is potential for harm to the heritage asset of the parkland (that is integral to the setting of the listed hall) arising from the proposed modern extension. We would urge BDC to seek appropriate in-house expert conservation input and follow that advice. We do not require to be re-consulted on this matter.</p>

					Jason Mordan Nottinghamshire Gardens Trust
Oxfordshire Minerals and Waste Local Plan	Oxfordshire	E19/1750	-	LOCAL PLAN Oxfordshire Minerals and Waste Local Plan - Part 2 Site Allocations Preferred Options Consultation	<b>CGT WRITTEN RESPONSE 04.03.2020</b> <hr/>  <p>OXFORDSHIRE GARDENS TRUST</p> <p>4th March 2020</p> <p>To: mineralsandwasteplanconsultation@oxfordshire.gov.uk</p> <p>Dear Sir/Madam,</p> <p><b>Oxfordshire Minerals and Waste Local Plan - Part 2 – site allocations preferred options consultation (Regulation 18 Consultation) January 2020</b>  <b>Proposed Mineral Extraction Framework Site Nomination SG-42, Nuneham Courtenay.</b></p> <p>The Gardens Trust is a national body and the statutory consultee for proposed developments impacting on sites included in Historic England's Register of Parks and Gardens of historic interest. This response is submitted on behalf of The Gardens Trust by Oxfordshire Gardens Trust.</p> <p>The park and garden at Nuneham Courtenay is included in this Register at Grade I. Details of the register description are included in the National Heritage List for England (NHLE ref. 1000122). In accordance with Regulation 18 Consultation, we have examined the Oxfordshire County Council Minerals and Waste Local Plan Part 2 – Site Allocations for a new quarry at Nuneham Courtenay and wish to make the strongest possible objection for the allocation of this site.</p> <p>As a Grade I designated heritage asset, the registered landscape is of the highest significance. This has not been properly examined or understood in the Sustainability Appraisal, as required by the National Planning Policy Framework and in Historic England's planning practice guidance. The procedure required in NPPF para 189 has not been implemented. NPPF para 194 states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'</p> <p>The proposed site SG-42 is immediately adjacent to Nuneham Courtenay Park &amp; Garden and will therefore have a significant negative impact on the setting of the Park. Historic England's Policy Guidance on setting of heritage assets emphasises that setting is not simply a matter of views to and from a heritage asset. Other factors are the quality of the immediate and adjacent environment, such as the sense of peace and tranquillity. The operation of a mineral extraction quarry, with its attendant noise, vibration and dust, would have a major and unacceptable impact.</p>

					<p>The Thames is Nuneham's raison d'être; the villa was designed to overlook the river and take in the picturesque views up and down the Thames valley landscape. Mineral extraction would fundamentally alter the setting and the celebrated views north to Oxford (from in front of the house as well as from the Grade II* listed Church of All Saints). This view has been celebrated in paintings, poetry and literature as a primary example of the 'Picturesque' in England. The paintings of Paul Sandby and Turner captured the exquisite positioning and Arcadian setting of the house overlooking the Thames. Horace Walpole wrote "the church is become a temple and the principle feature in one of the most beautiful landscapes in the world".</p> <p>The view looks north past The Rectory ( a Grade II Listed Building) over fields to Lower Farmhouse and Barns (also Grade II Listed) and to the parish church of St Andrews (Grade II Listed) in Sandford on Thames, and on towards the southern edge of Oxford with its spires and domes in the distance. The only 20<sup>th</sup> century intrusions being electricity pylons and the white outline of the John Radcliffe Hospital on the horizon. The proposed quarry would be highly visible in these views, changing a rural landscape to an industrial one, and would therefore constitute a high level of harm to the setting of the Registered Park &amp; Garden.</p> <p>We formally request that Site SG-42 is withdrawn from the Minerals and Waste Local Plan and that other sites are properly investigated to fulfil the realistic demand for minerals in Oxfordshire as a whole.</p> <p>Yours faithfully</p>  <p>Will Holborow Director and Trustee, Oxfordshire Gardens Trust</p> <p>Email: <a href="mailto:wholborow@gmail.com">wholborow@gmail.com</a></p> <p>cc: The Gardens Trust</p>
Hawkstone	Shropshire	E19/1835	I	PLANNING APPLICATION and Listed Building Consent Erection of single storey extension to the NW elevation and alterations; conversion of first floor of	<p><b>CGT WRITTEN RESPONSE 31.03.2020</b></p> <p>We have received notification of the above application, which was forwarded to us from Shropshire Council and also from the offices of The Gardens Trust (formerly The Garden History Society), on March 18th 2020. The Gardens Trust is a Statutory Consultee in planning matters relating to</p>

			<p>outbuilding as ancillary to the existing dwelling affecting a Grade II Listed Building . Rangers Lodge, Marchamley, Shrewsbury, Shropshire SY4 5LE. BUILDING ALTERATION</p>	<p>historic parks and gardens which are included on the Historic England Register of Parks &amp; Gardens of Special Historic Interest in England and we are responding on its behalf in this matter.</p> <p>Ranger's Lodge is a Grade II Listed Building and a Listed Building Consent application has also been submitted for this proposal (20/01061/LBC). The Applicant has however somehow failed to understand that Ranger's Lodge sits entirely within the historic Registered Park of Hawkstone Park, which is included at Grade I on the Historic England National Heritage List. A Grade I listing means that Hawkstone Park, in common with Hawkstone Hall, is of exceptional significance. Only around 9% of all Registered Parks in England are Grade I, making Hawkstone Park very special.</p> <p>Hawkstone Park is notable in part as the work of the renowned 18th century landscaper William Emes (1729-1803), as well as for its important late-18th century Sublime landscape. Only twelve of the 1,670 Registered Parks &amp; Gardens in England have this Sublime association and of these, only three including Hawkstone are Listed at Grade I.</p> <p>At present, the Applicant's Planning and Heritage Statement fails completely to assess the impact of the proposed developments on the Setting of Hawkstone Park. This is especially important as Rangers Lodge is located immediately adjacent to the former historic eastern approach to Hawkstone Hall from Marchamley, and several of the proposed alterations are likely to be clearly visible both from it and elsewhere within the Registered Park and Garden.</p> <p>We request therefore that an assessment of this impact be undertaken and that determination of the application is delayed until such assessment is made available.</p> <p>For the present, and with reference to our comments above relating to the position of Rangers Lodge, we make to following comments regarding the proposed development(s):</p> <ul style="list-style-type: none"> <li>• windows on the north side of the proposed 'garden room' extension (see Drawing No.3862195) are visually incompatible with existing windows on the main house and would be likely also to impact negatively on the Setting of the adjacent Grade I Registered Park and Garden;</li> <li>• notwithstanding the roofline of the existing single-storey extension to the main house, the multiple roof apexes of the intended single storey buildings, visible in both the proposed S.E. and N.W. Elevations (see Drawing No.3862196) are in conflict with the simple hipped roof arrangement of the main house;</li> </ul>
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					<ul style="list-style-type: none"> <li>• the historic stable block, forming part of the curtilage of the Listed Building itself, is an important feature of the complex, but this does not appear to have been taken into account within the proposed development;</li> <li>• in particular, the proposed multiple glass door and extended window arrangement to the south elevation of the detached stable block, with its associated external decking, are incompatible with its historic form and fenestration and would detract from its appearance and impact negatively on the Setting of the adjacent Grade I Registered Park and Garden;</li> <li>• no account appears to have been taken of the loss the stable block's interior fabric, including its historic stalls;</li> <li>• no reference has been made in any of the 'existing' or 'proposed' drawings, of the large tree shown on current aerial photographs, in the immediate location of the existing garage.</li> </ul> <p>For the present, we Object to the proposals in their current form. Yours sincerely, Christopher Gallagher for Shropshire Parks &amp; Gardens Trust &amp; The Gardens Trust</p>
Biddulph Grange	Staffordshire	E19/1600	I	<p>PLANNING APPLICATION Listed building consent for Proposed installation of glass safety guarding to existing Bandstand area. Biddulph Grange, National Trust, Grange Road, Biddulph.</p> <p>MISCELLANEOUS</p>	<p><b>CGT WRITTEN RESPONSE 02.03.2020</b></p> <p>Thank you for consulting The Gardens Trust over these applications. I am responding on behalf of both TGT and Staffordshire Gardens and Parks Trust in accordance with working arrangements agreed between our organisations.</p> <p>Biddulph Grange park and gardens are a grade I registered historic landscape of mid 19th century date, within a designated conservation area and are of international significance. The Grange itself is a grade II* listed building and the adjoining steps and terraces around the house, an important part of the architectural structure of the parkland, are either individually listed at grade II or are deemed to be listed within the curtilage of the principal listed buildings. The gardens have been carefully restored in recent times by the National Trust and are now an important public attraction. The "bandstand" is an integral part of the composition of terraces and walks around the mansion house and forms a low sided viewing platform overlooking both the lime avenue and tulip garden .</p> <p>The Trusts accept that although the low perimeter wall to the bandstand is an integral part of its historic design it does present a potential health and safety hazard today given the increased usage by visitors. The Trusts have no objection in principle to erecting a safety barrier to prevent risk of accident while retaining public access.</p>



					<p>However while appreciating the thinking behind the proposed glazed screen (simplicity and transparency) the Trusts do not consider this overtly modern approach to be visually appropriate in this very sensitive location. The Trusts suggest that a more conventional metal park railing painted either black or dark green would be more suitable and less harmful to the setting and significance of the various heritage assets. We advise that the applications be amended accordingly.</p> <p>Yours faithfully, Alan Taylor Chairman</p>
Peper Harow Park	Surrey	E19/1731	II	<p>PLANNING APPLICATION Erection of a new dwelling and provision of new vehicular access within walled garden. Land At The Carriage House, Peper Harow Park, Peper Harow. RESIDENTIAL, WALLED GARDEN</p>	<p><b>CGT WRITTEN RESPONSE 14.03.2020</b></p> <p>Thank you for consulting the Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site on the Historic England Register of Parks and Gardens. The Surrey Gardens Trust is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of Register sites, and is authorised by the GT to respond on the GT's behalf in respect of such consultations.</p> <p>The Peper Harow Park Register area is drawn extensively and encompasses landscapes and built structures of many periods. The wider landscape setting does not seem to be affected by the proposed development. However, the Register description refers to the Group Value with other heritage assets such as the Peper Harow House, the wider estate ensemble including Home Farm, service buildings, gates and lodges. The Kitchen Garden and its surrounding listed walls would very much be part of that Group Value within the historic landed estate.</p> <p>The Surrey History Centre holds archival material for the estate with early and mid-18th century references to a kitchen garden and orchard walls. A feature named as "The Garden" was made and planted in 1754. Their location is not certain but the references show the early importance of these uses. The late 18th/19th century date attributed to the listed walls probably represents another phase in the estate's development. Certainly by 1849 Keane's "Beauties of Surrey" recorded a substantial kitchen garden in three compartments totalling some three and half acres and said to be "early and prolific".</p> <p>The application site is the eastern part of that extensive kitchen garden and its survival with high surrounding walls is an important element in the history of the estate and the Register area.</p>

					<p>The submitted Design and Access with Heritage Statement does little to describe the significance of the heritage assets affected or the contribution made to their setting as required by National Planning Policy Framework [NPPF] paragraph 189. There is consequently little in terms of assessing the impact of the proposals. NPPF paragraph 194 sets out a requirement for clear and convincing justification when any harm to, or loss of, the significance of a designated heritage asset would arise from its alteration or destruction or from development within its setting. No such justification is presented by the applicant.</p> <p>The current proposal would represent a substantial harm to the significance of the designated heritage assets. The breaching of the wall to create a vehicular access and the construction of a house and associated service areas in the former kitchen garden would change the character of important elements of the historic estate that is recognised by inclusion as a Registered site.</p> <p>The planning authority are urged to refuse the application and associated LBC.</p> <p>Don Josey On behalf of Surrey Gardens Trust</p>
The Jellicoe Roof Garden, Guildford	Surrey	E19/1777	II	<p>PLANNING APPLICATION</p> <p>Redevelopment of the site to provide a 10 storey building plus two basement levels, for use as shop (A1), financial and professional services (A2), restaurant and cafe (A3), drinking establishment (A4), office (B1a), nightclub, casino (sui generis), assembly and leisure (D2 - including cinema, concert hall, and bingo hall) and student living accommodation (sui generis), ancillary cycle and refuse storage; landscaping and incidental works following demolition of all existing buildings. 1-5 The Quadrant, Bridge Street and The Casino Nightclub, Onslow Street,</p>	<p><b>CGT WRITTEN RESPONSE 16.03.2020</b></p> <p>This comment is submitted on behalf of the Surrey Gardens Trust a member organisation of the Gardens Trust, the Statutory Consultee for Historic parks and gardens.</p> <p>The recent and rather late consultation to the Gardens Trust is taken to relate to the setting of the Jellicoe Roof Garden, a site included on the   Historic England Register of historic parks and gardens. In respect of the Guildford Railway Station mixed use redevelopment, as amended, it was then considered that the effect would be minor adverse as suggested by the applicant's agent.</p> <p>The current proposal would be slightly closer in the view from the Roof Garden but of less mass and lower because of the topography as illustrated in the submitted Sections. A minor adverse impact would still seem to apply but at the lesser end of the scale in the context of the many modern buildings in sight.</p> <p>Don Josey Surrey Gardens Trust</p>

				Guildford, GU1 4SQ. MAJOR HYBRID	
Barnett Hill, Wonersh	Surrey	E19/1828	N	PLANNING APPLICATION Listed Building consent for erection of extensions and alterations. Barnett Hill, Blackheath Lane, Wonersh. BUILDING ALTERATION	<p><b>CGT WRITTEN RESPONSE 20.03.2020</b></p> <p>Waverley planning applications 2020/0322 &amp; 323</p> <p>Barnett Hill, Wonersh</p> <p>Thank you for consulting the Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting historic Parks and Gardens. The Surrey Gardens Trust is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of sites, and is authorised by the GT to respond on the GT's behalf in respect of such consultations.</p> <p>The garden setting at Barnett Hill is contemporary with the house of 1905 and is considered to be of local interest as an example of the work of the landscape gardeners Cheals of Crawley. It would therefore be a non-designated heritage asset. The applicant's submitted Heritage Statement prepared in 2017 records this aspect of the setting but does not deal any further with its significance nor the impact upon it. The broad outlines of the Cheals design (illustrated in the Heritage Statement) survive with some re-creation of formal beds at the west end.</p> <p>It is noted from the submissions that the main aspect of contention has been the size of the proposed Spa. The other alterations and extensions would not seem to have any impact on the historic parks and gardens interest of the site. The Spa's location at the east end of the building complex places it at the edge of the wooded area that sweeps south around the half-circle of lawns below the terracing and associated planting alongside the hotel. The landform assists assimilation of the three floors of the structure which would be a little distant from the terracing etc. There would be a minor physical impact on the gardens and no significant visual impact. The overall impact on the non-designated heritage asset of the gardens would seem to be only minor adverse.</p> <p>Don Josey On behalf of Surrey Gardens Trust</p>
Highdown	West Sussex	E19/1758	II*	PLANNING APPLICATION Removal or Variation of Conditions - Plans List of Planning Consent SDNP/19/00706/FUL and varying conditions as approved in SDNP/19/06069/DCOND.	<p><b>CGT WRITTEN RESPONSE 05.03.2020</b></p> <p>Thank you for consulting Sussex Gardens Trust</p> <p>With the confirmation that reclaimed bricks will be used for the planters, the revision does meet our views as expressed in our pre-app letter dated 10th Feb 2020. Therefore the Sussex Gardens Trust is content with the revised plans.</p>

				Highdown, Gardens Highdown Rise, Northbrook, Worthing BN12 6FB. MISCELLANEOUS	Kind regards Jim Stockwell on behalf of Sussex Gardens Trust
Scholemoor Cemetery	West Yorkshire	E19/1749	II	PLANNING APPLICATION and Listed Building Consent Alterations to existing prayer hall area to incorporate bereavement services offices. Prayer Shelter, Scholemoor Cemetery, Necropolis Road, Bradford, West Yorkshire. CEMETERY, BUILDING ALTERATION	<b>CGT WRITTEN RESPONSE 22.03.2020</b> Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens – Scholemoor Cemetery (grade II). The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations. We support the careful changes to the prayer hall and have no comments to make. Yours sincerely, Val Hepworth Trustee and Chairman Conservation and Planning Cc. Neil Redfern, Historic England; Margie Hoffnung, the Gardens Trust