



CONSERVATION CASEWORK LOG NOTES SEPTEMBER 2018

The GT conservation team received 131 new cases in England and 7 cases in Wales during September, 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, 17 'No Comment' responses were lodged by the GT and 12 by CGTs in response to planning applications included in the weekly lists. The list also includes responses to some cases made by other like-minded organisations, with whom we keep in close contact.

SITE	COUNTY	GT REF	GRADE	PROPOSAL	WRITTEN RESPONSE
Tyntesfield	Avon	E18/0657	II*	PLANNING APPLICATION and Listed Building Consent External Plant Room and storage building replacing existing timber shacks against walled garden. The Carriage House, Belmont Estate, Belmont Hill. MAINTENANCE/STORAGE/OUTBUILDING	<p>CGT WRITTEN RESPONSE 13.09.2018</p> <p>Summary: The Avon Gardens Trust has no objection to this proposal. We are grateful for the opportunity to comment on this proposal. The Carriage House, Belmont Estate, is registered Grade II on Historic England's Register of Parks and Gardens of Special Historic Interest, and contains Grade II listed historic structures and features.</p> <p>Having studied the application, the proposed external Plant Room and Storage Building are shielded from any direct views of the heritage assets. Therefore we consider this proposal to cause less than significant harm to the Walled Garden and Carriage House</p> <p>As previously notified to you, The Gardens Trust, which is the statutory consultee on matters concerning registered parks and gardens is now working closely with County Gardens Trusts, and the responsibility for commenting on planning applications in this context has now passed to Avon Gardens Trust.</p> <p>We would be grateful to be advised of your decision, or if further information is submitted.</p> <p>Yours sincerely</p>

					Ros Delany (Dr) Chairman, Avon Gardens Trust
Sydney Gardens	Avon	E18/0712	II	<p>PLANNING APPLICATION Works at Sydney Gardens Public Park including erection of cafe kiosk with accessible toilets following demolition of existing Bowls Pavilion. Restoration of Listed Ladies and Gents toilets to be used for park related uses and events. Relocation of listed ladies toilets. Conservation works to the grade 2 listed Loggia and Minervas Temple. Conversion of Bothy and modern toilets to community / park related activity use. Consolidation of the lower half of the derelict structure in the current depot area and associated site wide repairs and landscape works. Sydney Gardens, Sydney Place, Bathwick, Bath.</p> <p>VISITOR FACILITIES</p> <p>OUTCOME 11.10.2018 Granted</p>	<p>CGT WRITTEN RESPONSE 27.09.2018</p> <p>Summary: The Avon Gardens Trust has no objection to this proposal. We are grateful for the opportunity to comment on this proposal. Sydney Gardens Park is registered Grade II on Historic England's Register of Parks and Gardens of Special Historic Interest, and contains Grade II listed historic structures and features.</p> <p>Having studied the application, the proposal is in line with the plans that AGT previously approved. Therefore we consider this proposal should be supported.</p> <p>As previously notified to you, The Gardens Trust, which is the statutory consultee on matters concerning registered parks and gardens is now working closely with County Gardens Trusts, and the responsibility for commenting on planning applications in this context has now passed to Avon Gardens Trust.</p> <p>We would be grateful to be advised of your decision, or if further information is submitted.</p> <p>Yours sincerely Ros Delany (Dr) Chairman, Avon Gardens Trust</p>
Frenchay Park House	Avon	E18/0895	N	<p>PLANNING APPLICATION Change of use of land to residential, the erection of a single storey extension and general refurbishment to include replacement UPVC windows and doors, reconfiguration of internal layout and external works. New vehicular access. Clic Cottage, Beckspool Road, Frenchay, South Glos. BS16 1NT. BUILDING ALTERATION</p> <p>OUTCOME Refused</p> <p>Appeal Lodged</p>	<p>CGT WRITTEN RESPONSE 01.10.2018</p> <p>The Planning Inspectorate</p> <p>Formed in 1987 the Avon Gardens Trust is a member of The Gardens Trust which is the national charity dedicated to the research and conservation of the country's designed landscape heritage. One of the roles of the Avon Gardens Trust is to help safeguard designed landscapes in the former County of Avon by commenting on planning applications affecting them. We would like to point out that the report to the Development Control (West) Committee was not correct in saying that the response of the Avon Gardens Trust was "No Comment." The Trust did not receive the consultation letter and so was not aware of the application and did not make any response to it. However, had the Trust been made aware of the proposal we would have submitted a letter of objection.</p> <p>Clic Cottage is one of two gate lodges to Frenchay Park House which was built in the 18th century by Alderman Deane. Later owners George Worrall</p>

					<p>and William Tanner extended the parkland in the 19th century. The property became a hospital in 1931. The House is a Grade II listed building, Clic Cottage is a curtilage listed building and the parkland is designated as a Locally Important Park and Garden on South Gloucestershire's Historic Environment Record.</p> <p>We have considered the proposal and endorse the assessment and conclusion made on it by South Gloucestershire's Senior Planning and Conservation Officer in his comments dated 5th January 2018. As a result the Avon Gardens Trust supports the Council's reason for refusal and asks for the appeal to be dismissed.</p> <p>Yours faithfully Ros Delany (Dr) Chairman, Avon Gardens Trust</p>
Frenchay Park House	Avon	E18/0896	N	<p>PLANNING APPLICATION Change of use of land to residential and the erection of a single storey extension to form additional living accommodation. New vehicular access. Clic Cottage, Beckspool Road, Frenchay, South Glos. BS16</p> <p>1NT. BUILDING ALTERATION</p> <p>OUTCOME Refused</p> <p>Appeal Lodged</p>	<p>CGT WRITTEN RESPONSE 01.10.2018</p> <p>The Planning Inspectorate</p> <p>Formed in 1987 the Avon Gardens Trust is a member of The Gardens Trust which is the national charity dedicated to the research and conservation of the country's designed landscape heritage. One of the roles of the Avon Gardens Trust is to help safeguard designed landscapes in the former County of Avon by commenting on planning applications affecting them. We would like to point out that the report to the Development Control (West) Committee about this application was not correct in saying that the response of the Avon Gardens Trust was "No Comment." The Trust did not receive the consultation letter and so was not aware of the application and did not make any response to it. However, had the Trust been made aware of the proposal we would have submitted a letter of objection.</p> <p>Clic Cottage is one of two gate lodges to Frenchay Park House which was built in the 18th century by Alderman Deane. Later owners George Worrall and William Tanner extended the parkland in the 19th century. The property became a hospital in 1931. The House is a Grade II listed building, Clic Cottage is a curtilage listed building and the parkland is designated as a Locally Important Park and Garden on South Gloucestershire's Historic Environment Record.</p> <p>We have considered the proposal and endorse the assessment and conclusion made on it by South Gloucestershire's Senior Planning and Conservation Officer in his comments dated 5th January 2018. As a result the Avon Gardens Trust supports the Council's reasons for refusal and asks for the appeal to be dismissed.</p>

					Yours faithfully Ros Delany (Dr) Chairman, Avon Gardens Trust
Wotton House	Buckinghamshire	E18/0791	I	<p>PLANNING APPLICATION</p> <p>Installation of two camping units. Ten concrete pads being created as a base per unit. Installation of two treatment plants. Erection of stables, feed room, tackroom and carriage house. Land At Wotton Underwood, Buckinghamshire.</p> <p>EQUESTRIAN</p>	<p>TGT WRITTEN RESPONSE 06.09.2018</p> <p>Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application. We have liaised with our colleagues in the Bucks Gardens Trust (BGT) and would be grateful if you could please take our joint comments into consideration when deciding this proposal. The application site lies adjacent to a highly sensitive area of the landscape which relates both to the early C18 London and Wise layout and the seminal Lancelot 'Capability' Brown layout of the 1750s. Wotton Underwood is not only one of Brown's best designs but also one of the least altered, and as such an extremely rare and significant heritage asset, in a genre arguably described as Britain's greatest contribution to Western Arts. We can supply further analysis to support our points, should this be helpful, but strongly feel that it is up to the applicant to demonstrate that their proposal will not cause significant harm, rather than it being our responsibility to show that it will.</p> <p>The GT's view as statutory consultee, and that of BGT, is that this application for the introduction of new structures adjacent to a Grade I landscape of such quality and almost complete survival is unacceptable and harmful. The RPG is a highly selective designation. Wotton is one of only 145 internationally important Grade I designed landscapes in England, from a total of 1658 designated parks and gardens. This puts Wotton on a par with places such as Stowe and Stourhead, so it is incumbent on Aylesbury DC to robustly uphold the NPPF which makes it very clear that harm to such heritage assets should be wholly exceptional and any adverse impact on key views and settings should be very strongly resisted. Due to our fundamental objection to the principal of new structures in the designed landscape we offer no comment on the detail of the proposal. Notwithstanding our analysis above, for any application to be properly assessed, especially for a site of such sensitivity and importance, the applicant should have provided both an Historic Impact Assessment and a Visual Impact Assessment. These documents, which require considerable expertise to prepare, are essential in order to assess objectively and in detail, the full effect of the proposed development on the historic</p>

					<p>environment and its setting. We would urge AVDC to oblige the applicant to provide such reports in order for your officers to adequately determine the application.</p> <p>We note that the first part of the application site (carriage house and stabling) partly falls within the section of the Registered Park and Garden (RPG) which runs SW to NE along the approach from Thame Lodge. This is the main approach to the house which runs through and delineates the southern boundary to the RPG. The lane is actually very quiet providing access only to the few houses scattered along the lane and then the few residential dwellings in the village around the main house and the church. The access into the application plot is through an opening on the corner of the lane where visibility is limited. There is already a modern hay barn within the field that brings with it some parking spaces however this is entirely consistent with the continued historic use of this field for agricultural purposes. Nonetheless, the existing barn is a substantial structure which does nothing to enhance the setting of the RPG, is visible in some long views despite the surrounding planting and therefore should not be used to excuse inappropriate development within this field.</p> <p>Carriage House, Stabling, Feed and Tack Rooms : The applicant proposes to erect a carriage house and a large building containing stables, feed and tack room with hard standing to the front along the hedgeline to the south of this field. Both structures are large, albeit that the stable block is low but 17.5m long. The carriage house is a substantial structure, 5 metres in height with a footprint of 9m x 6m. The introduction of new structures in this position would be very visible from both the lane and potentially in longer views from the grounds of Wotton House. Furthermore, whilst there is a smattering of stables in nearby fields, the concentrated grouping of these proposed structures will be detrimental to the character of the RPG. The proposed business model as detailed in the applicant's 'Introduction' would inevitably increase the amount of traffic as there would be :</p> <ul style="list-style-type: none"> • The movement of the carriages • The movement of cars for carriage drivers and other employees in the new business which would be parked in the field whilst the carriage was taken out • The movement of cars to the glamping units which may come and go during the day • The movement of other cars in line with the use of the carriage for weddings and other large functions – the implication within the business
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					<p>model is that they would hope this business would grow.</p> <p>The existing track is unfit for this increased use and would not be adequate to support this increase in traffic. However, the creation of a better track which will have a further detrimental impact to the RPG.</p> <p>Glamping Proposal : The second part of the application (glamping) sits to the north of the application site within the RPG. It is also extremely close to the southern boundary of the Wotton House landscape garden designed by Capability Brown in the mid-eighteenth century.</p> <p>The proposed two glamping sites each feature a parking space, a Lodge and a glamping pod or a shepherds hut along with a new track to lead to each site. These structures will be visible from the RPG particularly from the main circuit walk south around The Warrells from the Five Arch Bridge and along the narrow belt to the Tuscan Pavilion, and south alongside The River. Furthermore, as these structures are to provide holiday accommodation, there may also be a steady accretion of other structures and paraphernalia such as garden seating, BBQ equipment, play equipment – much of which may be temporary but will potentially appear nonetheless. The structures themselves would not be appropriate to be positioned this close to an RPG : the lodge and glamping pods would be too contemporary, and the shepherds huts would be faux historic features.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Stowe	Buckinghamshire	E18/0829	I	<p>PLANNING APPLICATION</p> <p>Relocation of greenhouse, removal of existing sheds and erection of outbuilding for use as home office and gym. Hygge, Main Street, Dadford, Buckinghamshire MK18 5JY.</p> <p>MAINTENANCE/STORAGE/OUTBUILDING</p>	<p>TGT AND CGT WRITTEN RESPONSE 19.09.2018</p> <p>Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks & 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 please take our joint comments into consideration when deciding this proposal.</p> <p>The application site lies on the western boundary to Stowe Landscape Gardens and just north of one access to Stowe, which is also the Ouse Valley Way. To the immediate north of the application site and within the Registered Park (RPG) are the remains of the three early 19th century walled gardens centred on the south side of Vancouver Lodge which served as the main kitchen gardens for Stowe House. Whilst this section of the garden may not have the international significance of the formal landscape</p>

					<p>gardens designed by Bridgeman, Kent, Gibbs and Brown, they are nonetheless important to the history of this site. The application site sits on slightly raised ground and therefore has a view over this side of Stowe Landscape Gardens.</p> <p>The GT notes that there are currently a number of sheds along the boundary between the application site and the RPG which are to be removed and that the existing greenhouse currently on the west side of the garden adjacent to the road will be removed and relocated to the north east corner of the site adjacent to the RPG. The GT has no fundamental objection to these aspects of the proposals as their impact would be minimal and appropriate in a domestic garden setting.</p> <p>However, the GT has also noted the proposal for the erection of a two storey new structure to form a home office and gym in the middle of the garden adjacent to the boundary of the RPG. The proposed structure has a glazed balcony on the east elevation at first floor level. The glazed balcony is set in front of a substantial window set into the gable of the structure which, we assume, is precisely to enjoy the views across the RPG. When in use, it is assumed that there will be internal lighting and, with such a large expanse of glass on this park-facing elevation, it may potentially be visible from and have a detrimental impact on the RPG. Similarly, given its raised position in long views, there is also a risk of reflection from the various glazed surfaces, albeit that some of the window will be shaded by the overhanging eaves. In the south pitch of the roof, there are two substantial roof lights which will also emit and reflect light which may be visible from the Registered Park. This is a substantial structure in a domestic garden area which clearly intends to maximise views into and borrow views from the Grade I Registered Landscape.</p> <p>The GT's view as statutory consultee, and that of BGT, is that this application for the siting of a new higher structure adjacent to a Grade I landscape of such quality is unacceptable and harmful. This area is important as the immediate setting of the park in this area, particularly given the close proximity to Vancouver Lodge as a former entrance to the park. The position of the application site is prominent in this area of the park as it occupies slightly raised ground with a view over this side of the core of the pleasure grounds.</p> <p>The RPG is a highly selective designation. Stowe is one of only 145 internationally important Grade I designed landscapes in England, from a total of 1658 designated parks and gardens. It is incumbent on Aylesbury</p>
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					<p>DC to robustly uphold the NPPF which makes it very clear that harm to such heritage assets should be wholly exceptional and any adverse impact on key views and settings should be very strongly resisted.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Wimpole Hall	Cambridgeshire	E18/0221	I	<p>PLANNING APPLICATION Construction of multi-use trail. Wimpole Hall, Wimpole Park, Wimpole Park Road, Wimpole, Royston, Cambridgeshire SG8 0BW. FOOTPATH/CYCLEWAY</p>	<p>TGT WRITTEN RESPONSE 04.09.2018</p> <p>In addition to The Gardens Trust’s original comments, posted June 13th 2018, we repeat that we would welcome a shorter, compromise circuit trail (approximately 5 kms) on the east from the Old Wimpole Road past the Home Farm and back down beside Oddy Doddy Lane which would have less serious impact on the heart of the most significant central core of the historic landscape.</p> <p>Adam White’s letter of 20th August, acting as agent to the National Trust, refers to matters discussed at a meeting on the 26th June 2018. It was agreed then that the Council would accept revised plans and supporting information in connection with the newly submitted revised plans and supporting information. It has been deemed necessary to respond to Adam White’s letter regard to various statements addressing The Gardens Trust comments and concerns.</p> <p>1. “With regards to the comments regarding the alleged impact on Wimpole Hall, the Gothic Tower and Brown’s original design, North Park, identified as character area 4 in the HIA, is Wimpole Estate (S/1694/18/FL). The overall design and structure of views from key points would remain the same, so that it would remain entirely legible. The effect of the route on the landscape of North Park is discussed in sections 5.13 and 5.15 of the HIA and summarized in a table in 6.3.1.”</p> <p>Although Capability Brown’s original design for the North Park is accepted, the letter goes on to refute the GT’s judgement that visitors would no longer be able “to ‘read’, appreciate or understand his work and control of the views.” Given that appreciating the overall design aesthetic and structure of the views are obviously key to understanding the Brown landscape, we would like to emphasise that there is considerably more than these two elements to the cultural and educational experience and science of ‘reading’ landscape. Even if design aesthetic and views remain the same, the use of the designed landscape as a modern, public amenity multi-use cycle trail (MUT) through a countryside park will impinge significantly on the historic character and largely C18 sense of place, which</p>

					<p>is obviously not the original intended purpose of the design.</p> <p>Should a MUT be introduced to the north park, rather than feeling free to explore the entire park design at random, pedestrian visitors will likely tend to avoid the immediate vicinity along the length of the trail. Seeing clusters of cycles, some moving at speed, will distract and unnecessarily clutter visitors' views. This would not only detract from the seemingly unchanged C18 century ambience, but also take away from a pro-active 'following in the footsteps of earlier generations' experience, especially C18 historic exploration/negotiation of the park on foot, by carriage or on horseback and the consequential, peaceful appreciation and study of flora and fauna. It will also prevent full understanding of the scale, economics, historic influence and social significance and impact of the design namely:</p> <ul style="list-style-type: none"> a) ongoing historic management of the resulting improved use of land for economic growth in farming and forestry b) owners' and sons' better understanding of future 'capabilities' of their land, ie the value and beauty of Nature, while also changing their sporting habits c) considerably changing lives and habits of the ladies of the household giving them healthy and relaxed freedom of exploring a 'safe' park environment. <p>2. "The avenue beyond the courtyard was originally planted by Charles Bridgeman in the 1720s. This landscape would be unaffected by the development."</p> <p>We disagree. The experience of the powerful Wimpole setting and its historic principal approach: namely Bridgeman's 2-mile avenue, (as restored in C20) would be diminished by cycle traffic as previously stated, adding to a 'theme-park' feel, and repeatedly interrupting the line of vision across one of the best historic landscape views of the country. Indeed, its significance is increased in the realisation that, despite its formal design, the Bridgeman avenue was mostly left by Brown, as almost certainly still in good condition and lending visual quality and strength to the flat terrain.</p> <p>3. "The extent of Brown's work in South Park is unclear."</p> <p>Brown is a proven holistic designer who took the condition of the whole setting into consideration including major views, approaches and the use and management of the land. Where Brown did impact the south front landscape significantly can be seen in the (now shorter) "link" area between turning circle and avenue, (just as in his approach to Castle Ashby) in his framing of the foreground view of the house with random singleton</p>
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					<p>trees and small groves in a loose oval, shown in Humphry Repton's 1802 plan. A few Brownian trees still survive (including limes left and three beech right, very likely also including holm oaks and shrubbery screening the churchyard.)</p> <p>4. "The main drive shown on Figure 5.1 of the HIA has been a public right of way since the 1850s. This is of historical interest since most aristocratic landowners would have had the public route closed, and the Earls of Hardwicke certainly had the power and influence to do this but chose not to."</p> <p>This is not relevant to the case as this 'public route' is today only open for pedestrians and is not now open for vehicular access daily to arrive or depart. Suggesting the road should be used by visitors on the MUT in addition to a setting already disturbed by increasing numbers of pedestrians would impinge on and hamper the experience of historic Wimpole Hall.</p> <p>We repeat that we would welcome a shorter, compromise circuit trail (approximately 5 kms) on the east from the Old Wimpole Road past the Home Farm and back down beside Oddy Doddy Lane which would have less serious impact on the heart of the most significant central core of the historic landscape.</p> <p>The Gardens Trust The GT/CGT therefore still OBJECT to the above application.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Combermere Abbey	Cheshire	E17/1037	II	<p>PLANNING APPLICATION New permanent wedding pavilion building as replacement to the temporary marquee structure in the Walled Garden at Combermere Abbey, conversion of existing ancillary structures to a catering facility and insertion of a disabled toilet into the existing Game Keeper's cottage. COMBERMERE ABBEY, COMBERMERE PARK DRIVE, COMBERMERE, WHITCHURCH, CHESHIRE SY13 4AJ.</p>	<p>TGT WRITTEN RESPONSE 19.09.2018</p> <p>Further to your discussion with Barbara Moth of the Cheshire Gardens Trust (CGT), she has discussed the case with colleagues in the CGT and with me. As a result of these discussions I am writing to provide further clarification for the reasons we object to the proposed permanent pavilion. Marion Barter's Heritage Impact Statement: permanent pavilion provides additional information and assesses significance and impacts on significance as required by NPPF. We agree with her that the historic landscape has high significance but do not agree with her assessment that the impact of the proposed pavilion on this landscape will have a 'low level of harm'. We consider that the impact is damaging to the heritage asset because what is currently a temporary intrusion becomes a permanent intrusion in the designed space. Ms Barter's assessment acknowledges that</p>

				HOTEL/HOSPITALITY	<p>the proposed pavilion will affect the spatial quality of this part of the garden, but considers this acceptable because “only a small proportion of the overall vast area of this garden is affected; the majority of the space will remain an open space used as a garden.” We however, consider that the impact will be the loss of symmetry, harmony and integrity of the walled garden, and constitutes an irreversible change.</p> <p>In section 4.2 the report states that: “This location has been chosen to continue the proven successful use of the walled garden, to complement licensed weddings held in the semi-circular garden and to be adjacent to the office area in Keeper’s Cottage, and close to the existing car park.” To take an existing temporary structure as precedent for a permanent building is not a valid conservation rationale, particularly in the absence of an objective options appraisal. Other locations for a permanent building outside the walled garden but in proximity may effectively meet commercial need.</p> <p>The Gardens Trust is keen to support the owners of historic home to sustain their properties but not at the cost of irrevocable harm to their heritage assets which cannot be fully justified. We consider that the high significance of Combermere’s listed buildings, their setting and the registered landscape require a better solution to the provision of a permanent venue to accommodate weddings.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Tatton Park	Cheshire	E18/0649	II*	<p>PLANNING APPLICATION Outline application (with all matters reserved for future approval) for a residential-led (Use Class C3), mixed-use development, including a local centre comprising of flexible Use Classes (A1, A2, A3, A4, A5, D1 and D2); a mixed commercial use area of flexible Use Classes to allow for a C1 (Hotel) with A3/A4 (Pub/Restaurant); and/or a C2 Care Home with D1 Medical Centre; and/or Sui Generis (car showroom); alongside any</p>	<p>TGT WRITTEN RESPONSE 13.09.2018</p> <p>Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application. Please excuse the delay in responding but I have been on holiday. We have liaised with our colleagues in the Cheshire Gardens Trust and would be grateful if you could take our comments into consideration when deciding this application.</p> <p>The site specific principles of development include ‘respecting the setting of Tatton Park and the visitor approach to Tatton’ and this aspect would appear to have been taken into account, although after 18/2104M by the same consultants, we are anxious that what is proposed at the outline stage will definitely happen at the detailed application stage. The GT/CGT would like to emphasise the need to minimise the effects of any further</p>

				<p>associated ancillary office and service space, recreational space, car parking, cycle parking, landscaping, and other associated works for all proposed uses. Tatton Bluebell Village, Land East of Manchester Road, Knutsford WA16 ONS. MAJOR HYBRID</p>	<p>development on the setting due to the high significance of the landscape. The proposals show 'protected open space' between the development and Park. We would like to see a legal mechanism for this to be maintained as open space in perpetuity to prevent it being sold off for housing at a later date.</p> <p>The GT/CGT consider that the more the development can look local, semi-rural and low key, the less it will impinge on the Park and visitors to the Park. We accept that consideration of building heights will be more for the later detailed/reserved matter stage, but we would like it clearly stated that building height overall be restricted to 2 storeys and that this height restriction should also cover non-residential development as well as taking into account CEC's design guidance for Knutsford. Our concerns stem from application 18/3672M being accompanied by photos (in the Design & Access Statement) of existing buildings in Knutsford town centre of up to four storeys, and not at the more sensitive settlement edge as here, to prevent any eventual building being visible from within Tatton Park. In adopting the Cheshire East Local Plan Strategy (LPS) in 2017, this site was removed from the Green Belt to enable housing needs to be met. In principle The Gardens Trust would support residential use at this site in accordance with the LPS. Currently the Manchester Road area is largely rural in character. The wide range of uses applied for, and the potential scale of development, would we feel, erode the setting of the Grade 2* Registered Tatton Park. It would also detract considerably from the experience of visitors en-route to the Park, and make the transition between countryside and edge of settlement more abrupt due to the site's limited developable area. The GT/CGT object to the proposed mixed-use development which is not in accordance with the LPS, and which would undermine the exceptional circumstances justifying removing that land from the Green Belt.</p> <p>We would wish to request that CEC require the developer to provide a LVIA to include landscape and heritage impacts for detailed proposals at the reserved matters stage, with a focus on using the results to improve mitigation.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
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Alderley Park	Cheshire	E18/0678	N	<p>PLANNING APPLICATION Application for approval of reserved matters (access, appearance, landscaping, layout and scale) (following the grant of planning permission reference 15/5401M) to secure approval for changes to the 5-storey residential apartment building comprising 25 units with uncovered and covered car parking areas. The outline application was subject to an Environmental Impact Assessment which was assessed by the Local Planning Authority during its determination. ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE SK10 4TJ. MISCELLANEOUS</p>	<p>CGT WRITTEN RESPONSE 18.09.2018</p> <p>On behalf of the Cheshire Gardens Trust we are grateful for the opportunity submit our objections and to comment on this application which relates to detailed approval for a large residential block of apartments replacing the former restaurant within the water garden. Notwithstanding conditions 2 and 11 of the notice of decision, outline application 15/5401M, dated 10th June 2016, this application has been submitted without any landscape proposals. The development is situated to seek maximum benefit from its location facing south over the water garden yet proposes nothing to conserve, sustain and enhance this significant, historic designed landscape.</p> <p>In addition this application does not accord with Cheshire East Local Plan Strategy 2010 – 2030, 13.61 "Once lost or altered, features of the historic environment cannot be replaced", and Policy SE 7 The Historic Environment: "...The character, quality and diversity of the historic environment will be conserved and enhanced. All new development should see to avoid harm to heritage assets..."</p> <p>Cheshire Gardens Trust therefore strongly objects to this application which should not be considered until appropriate detailed proposals in accordance with the notice of decision have been submitted together with a programme for their implementation.</p> <p>For information regarding the water garden we draw your attention to comments in our original letter concerning application 15/5401M and Cheshire Gardens Trust's research and recording report on Alderley Park issued to Cheshire East 9th December 2015 and also available from Cheshire Historic Environment Record.</p> <p>We would be grateful to be advised of your decision, or if further information is submitted.</p> <p>Yours sincerely Susan Bartlett Cheshire Gardens Trust Conservation & Planning Group Coordinator</p>
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Combermere Abbey	Cheshire	E18/0781	II	<p>PLANNING APPLICATION Variation of Condition 2 on approved application 15/5387N, requesting a further extension of the date by which the current semi-permanent marquee has to be removed by a further 24 months to January 2019 and due to various delays now to January 2021. The Walled Garden, Combermere Abbey, Whitchurch SY13 4AJ. MARQUEE, WALLED GARDEN</p>	<p>TGT WRITTEN RESPONSE 10.09.2018</p> <p>Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application. The date for submitting comments has passed and this is to be considered under delegated powers, but as no decision is given on your website, we have liaised with our colleagues in the Cheshire Gardens Trust would like to submit the following observations for consideration :</p> <p>We referred back to the original approval for the semi-permanent marquee and would like to draw your attention to the conditions below, which appear contrary to the approval sought for the current application 17/5562N for a permanent pavilion in the walled garden (section underlined):</p> <p>1. The development hereby approved relates to that shown on drawing nos 09/0697N, 001836, a, b, c and p.</p> <p>Reason: To ensure that development takes place in accordance with the approved plans and to comply with Policy BE.2 (Design) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p> <p>2. This permission shall expire on 17th January 2017. The marquee hereby permitted shall be removed from the site and the land restored to its former condition (or as otherwise agreed in writing with the Local Planning Authority) on or before that date unless a further planning permission for the retention of the marquee has first been granted on application to the Local Planning Authority.</p> <p>Reason: To ensure that the marquee remains a temporary feature in order to protect the character and appearance of the setting of the listed building in accordance with policy BE.9 (Listed Buildings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
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New Hall	Essex	E18/0813	II	<p>PLANNING APPLICATION</p> <p>Community Gardens and Associated Strategic Landscaping. Creation of landscaped open space including, provision of secondary cycleway, footpaths, a community garden building, a formal garden and orchard area, an informal kickabout area for ball games and associated ancillary development. Beaulieu Park, White Hart Lane, Springfield, Chelmsford PUBLIC PARK, HYBRID</p>	<p>CGT WRITTEN RESPONSE 30.09.2018</p> <p>New Hall, Boreham, is a grade I Tudor mansion, now a school, set in a grade II registered landscape with many layers of history, from the Middle Ages to the 17th century. To the west of it, there is now the Beaulieu neighbourhood development, which takes its name from that given to Henry VIII's palace at New Hall. The application is for community gardens as provided for in the approved Landscape Development Management Plan. They would occupy a long narrow meandering north-south strip of land to the west of New Hall and the registered landscape, separating them from the new development. As a buffer between the development and the heritage assets, this is to be welcomed. However, there are aspects of the proposed design for the gardens which could be more appropriate. The scheme is ambitious in attempting to include a great many different elements into a relatively small area. A simpler approach, with fewer formal areas, intending to create the impression of an open parkland space, with the planting of more parkland trees, would seem more in keeping with the setting of New Hall. Whilst in the Green Link North there would be a belt of trees separating the gardens from New Hall, further south there is only a fence and hedge. Instead, in this area there seems to be more concern to create visual separation between the gardens and the new development, than between them and New Hall. The more formal spaces all seem to be nearer the New Hall boundary than that of the new development. The acknowledgement of the existence of the lime kiln with a low mound is welcome, but a higher mound would have been a landscape feature known from Tudor times, and potentially of more interest and enjoyment for people and children using the open space.</p> <p>Regards David Andrews</p>
Newark Park	Gloucestershire	E18/0505	II	<p>PLANNING APPLICATION</p> <p>Compliance with condition 3 (landscape) - Installation of play area including installation of compost WC. Newark Park House, Ozleworth, Wotton-Under-Edge, Gloucestershire GL12 7PZ MISCELLANEOUS</p>	<p>TGT WRITTEN RESPONSE 26.09.2018</p> <p>I was looking up details of 17/04732/FUL to use as an example of the unfortunate consequences of non-consultation concerning a RPG, to use in a presentation to planning officers I am giving on 3rd October. When we brought this to your attention earlier this summer, you responded on 11th June, saying that an error had been made, and that the site had been incorrectly plotted as being outside the RPG, and assuring us that it was a 'one off' mistake. To my surprise I have just noticed that the above application was subsequently submitted just over a week later on 19th June 2018, again without any notification from yourselves. It is hard to</p>

					<p>believe that having being alerted to this serious omission it should occur a second time within only a few days, particularly as you dealt with both applications. I am attaching a map from the Historic England register entry showing that the site lies within the RPG.</p> <p>I appreciate the subsequent application related to 'Compliance with condition 3 (landscape) of 17/04732/FUL' so you may have felt it was unnecessary to consult us, but the 'Constraints' section still makes no mention whatsoever that the site lies within an RPG. Only the Cotswolds AONB is mentioned. Courtesy alone should surely have prompted you to notify the GT in light of our extremely recent correspondence? Even though 18/02021/COMPLY has now been decided, had we been notified, I would certainly have made some comments upon the poorly drawn and unsympathetic planting plan for the new border to attract insects to the edge of woodland site. I looked at the design and many of the plants suggested are alien to their location in a totally unspoilt and wild area of the landscape. I have not visited any edge of woodland sites with Penstemon cv, Nepeta 'Walkers Low', annual Echiums, Abutilon cv, Caryopteris 'Heavenly Blue', Ceanothus 'Trewithen Blue' or several of the other suggested plants growing naturally. This compounds the harm already caused to this fragile and sensitive location.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Westonbirt	Gloucestershire	E18/0718	I	<p>PLANNING APPLICATION Full Application for Repairs and conservation works to the Italianate Gardens; repairs to 2no Ponds; repairs, upgrades and extension to existing Tuck Shop; repairs to 2no greenhouses; new paths at Westonbirt School. Westonbirt, Tetbury, Gloucestershire GL8 8QG. REPAIR/RESTORATION, EDUCATION</p>	<p>CGT WRITTEN RESPONSE 07.09.2018</p> <p>The Garden Trust, as Statutory Consultee for planning proposals that have an impact on Registered Landscapes and associated Listed Buildings, has notified Gloucestershire Gardens and Landscape Trust (GGLT) to respond on its behalf.</p> <p>This very detailed Application is seen by GGLT as a very welcome step forward in rescuing the Italianate Garden, greenhouses and other landscape features at Westonbirt School from further deterioration. Encouraging greater public access will help to keep this unique asset in the public eye, and help maintain and fund long term management. GGLT has been concerned about the decline of this this important garden setting to Holford's striking Westonbirt House, and would unreservedly support this Application.</p> <p>David Ball</p>

Stancombe Park	Gloucestershire	E18/0834	I	<p>PLANNING APPLICATION Revision to agricultural building approved under S.11/0227/FUL. Bird Farm, Stancombe, Dursley, Gloucestershire. AGRICULTURE</p>	<p>TGT WRITTEN RESPONSE 21.09.2018</p> <p>Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application. We have liaised with our colleagues in the Gloucestershire Gardens & Landscape Trust and would be grateful if you could please take our comments into consideration when deciding this application.</p> <p>We have read the applicant's supporting letter. The barn is now substantially larger than permitted, and whilst a small margin of error is perhaps understandable, 2m is not exactly a small enlargement, particularly as the structure is directly across the road and in full view of the Grade I Stancombe landscape. We are glad that Ms Smith is now aware of the 'correct process and checks to follow' as she has also previously failed to follow these in relation to the planning conditions stipulated for S.15/2244/CPL – Installation of 2 x polytunnels. I quote from the GT's comments of 24th Oct 2017 where we summarised this as follows : "When permission was granted (validated 24th Sept 2015) Stroud DC laid down some conditions, the main thrust of which was whether these polytunnels constituted a form of development. In order for these structures not to be considered as development they should be 'moved at reasonably regular intervals throughout the year.' It went on to say : 'If the polytunnels ever become permanently affixed to the ground, then this would be considered development, requiring a planning application.' Unsurprisingly this has not happened, especially given the installation instructions included with the application, the first paragraph of which actually states : 'Make no mistake constructing a polytunnel is not a little project to amuse yourself over an idle Sunday afternoon. A 14' x 25' can be constructed in a day by knowledgeable contractors but it would be prudent to pencil in two days for a 'virgin' installer." To the best of our knowledge the polytunnels have never been moved since they were erected, and have now obtained a degree of permanence in contravention of the conditions of the original permission of a Certificate of Lawfulness with regard to permitted agricultural use.</p> <p>We are glad to note however, that the nearer group of metal crowd control barriers structure which had been such an eyesore in the field in direct view of the Grade I listed Stancombe Park have been taken down, although those surrounding the willow osiers on the south western boundary of the</p>
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					<p>field are unfortunately still in place.</p> <p>I am sorry to labour the point, but Stancombe is listed Grade I by HE on the Register of Parks and Gardens, and as such is of exceptional historic interest. It also lies within within a designated Conservation area (Cotswolds AONB) and Bird/Hope Farm is only 35' or so from Grade II listed Lake Lodge, therefore also affecting the setting of this building. The RPG is a highly selective designation, with only 145 of the 1658 designated parks and gardens in England being included at Grade I. This puts Stancombe on a par with places such as Blenheim and Stourhead, so it is incumbent on Stroud DC to strongly uphold the NPPF which makes it very clear that harm to such heritage assets or their settings should be wholly exceptional and any adverse impact on key views and settings should be very strongly resisted.</p> <p>The GT suggests that taken as a whole, the applicant has failed to comply with several paragraphs of the revised NPPF. In particular paras 189 ('In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'); 192 ('the desirability of new development making a positive contribution to local character and distinctiveness' – unfortunately in our opinion we feel that exactly the opposite has happened in the unsightly development within Bird/Hope Farm); 194, 195 & finally 196 ('Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal').</p> <p>The conglomeration of unsightly structures on Bird/Hope Farm has increased over the past few years and the untidy site detracts substantially from the significance of the setting of Stancombe Park. We hope very much that your officers will bear this in mind when considering this application.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
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Victoria Tower Gardens	Greater London	E18/0760	II	<p>PLANNING APPLICATION Request for scoping opinion for the Installation of a Holocaust Memorial and Learning Centre at Victoria Tower Gardens pursuant to Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Victoria Tower Gardens, Millbank, London SW1P 3YB.</p> <p>MISCELLANEOUS</p>	<p>CGT WRITTEN RESPONSE 26.09.2018</p> <p>BUXTON MEMORIAL FOUNTAIN, VICTORIA TOWER GARDENS</p> <ul style="list-style-type: none"> · List Entry Number: 1066151 · Heritage Category: Listing · Grade: II* · Location: BUXTON MEMORIAL FOUNTAIN, VICTORIA TOWER GARDENS, MILLBANK, Non Civil Parish, WESTMINSTER, City of Westminster, Greater London Authority <p>We believe with the imminent development proposed at Victoria Tower Gardens, Westminster, that the immediate and surrounding open setting of the Grade II* Buxton Memorial will be greatly harmed, so it no longer fulfils its listing description, which describes its values and features. For example, from your listing text:</p> <p>‘A notable landmark in an important setting, next to the Thames, and alongside the Palace of Westminster; the colourful Gothic pavilion makes a light-hearted companion to the giant of Victorian Gothic architecture * Lavish and imaginative use of materials, especially in its enamelled roof *</p> <p>The fountain is of particular historic interest having been erected to celebrate the Slavery Abolition Act of 1833. The significance of the monument is enhanced by its location; it commemorates one of Parliaments most momentous Acts, and its principal dedicatee is the parliamentarian responsible for ensuring the passage of that Act. This monument was upgraded from II to II* in 2007, the bicentenary year of the 1807 Abolition Act.</p> <p>We therefore ask as a matter of urgency, given the imminent proposal and planning application for the site, by the UKHMC (UK Holocaust Memorial Committee) that it is assessed by your Heritage at Risk Team, before the setting of this monument and what it stands for, is damaged beyond repair.</p> <p>We look forward to hearing what HE considers the likely harm to be, in light of the imminent proposals, and how it can be protected by its inclusion on the Heritage At Risk Register.</p> <p>Thank you Helen Monger on behalf of the Planning and Conservation Working Group London Parks & Gardens Trust</p> <p>CGT WRITTEN RESPONSE 26.09.2018</p>
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					<p>Re: VICTORIA TOWER GARDENS</p> <ul style="list-style-type: none"> · List Entry Number: 1000845 · Heritage Category: Park and Garden · Grade: II <p>We believe with the imminent development proposed at Victoria Tower Gardens, Westminster, that the sites' values and features as defined in its listing will be greatly harmed. We believe that, given the proposals, it will no longer fulfil its values as described in its listing description - for example, from your listing:</p> <p>'In 1933 the gardens were simplified in order to give clear views to the Houses of Parliament and trees (remaining from the 1870s scheme) and some of the shrubberies (from the 1890s scheme) were removed. The north lawn was also kept clear of people, the middle lawn was open but ball games were forbidden except in the summer holiday, and the south lawn was for children (Works file 16/1510).....</p> <p>Given the imminent planning application by the UKHMC (UK Holocaust Memorial Committee), that will erect large security building, hard paving, ramps and a memorial structures in the currently open setting, we ask as a matter of urgency that this site is assessed by your Heritage at Risk Team, in light of serious harm proposed. We believe that the proposals will damage beyond repair the character of the park and garden, as well as the open setting, playful and green character it provides for the Grade I listed Victoria Tower and other listed structures.</p> <p>We look forward to hearing what HE considers the harm of the proposed development to be, and how this may be averted by its inclusion on the Heritage At Risk Register, thus preserving its listed status.</p> <p>Thank you.</p> <p>Helen Monger Director on behalf of the Planning and Conservation Working Group London Parks & Gardens Trust</p>
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Dolphin Square	Greater London	E18/0755	II	<p>PLANNING APPLICATION Part redevelopment and refurbishment of Dolphin Square including the reconfiguration of existing residential (Class C3) apartments; demolition and reconstruction of Rodney House to provide a new ground plus 9 storey building with 2 basement levels to provide residential (Class C3), serviced apartments (Class C3 temporary sleeping accommodation) , retail (Class A1-A4), leisure (Class D2); single storey rooftop extensions to the retained and refurbished Houses to provide additional residential (Class C3); new row of townhouses (Class C3) to the Western Carriageway; landscaping and new publicly accessible open space; new and reconfigured access points; and all necessary enabling works. (Revised description of development). Dolphin Square, London. RESIDENTIAL</p>	<p>TGT WRITTEN RESPONSE 25.09.2018</p> <p>The Gardens Trust (GT) has had this application drawn to its attention by the Dophin Square Preservation Society. The GT are Statutory Consultees with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application, and as such would have expected to have received notification from Westminster City Council. Historic England are statutory consultees for just Grade I and II* RPGs, but the Gardens Trust is a Statutory Consultee for all grades of RPGs. As is usual when commenting on planning applications, the GT liaises with colleagues in the relevant local gardens trust. In this instance Todd Longstaff-Gowan is the President of the London Parks & Gardens Trust but they wish to make clear that they have not been consulted by him in any way on these designs, and for this reason, they have referred commentary to the GT, their parent body.</p> <p>Part 1 of the Landscape Design Report mentions that the gardens were laid out by Richard Sudell, and his designs for the gardens are referenced continually throughout other parts of the Landscape Design Report. Since this Report was written Dolphin Square Gardens have been listed Grade II by Historic England and their importance as a rare survival of an interwar landscape scheme for a private housing estate recognized. This would explain the total lack of any mention of their listing within the documentation. We suggest that a short supplementary report making note of this significant fact is drawn up and added to the suite of planning documents. This makes it even more important that any new scheme respects and enhances the significance of this nationally important garden. The demolition of the Spanish/Mexican roof garden and loggia, despite its subsequent reconfiguration from Sudell's original design, will have an impact on the completeness of the design and significance of the designated landscape.</p> <p>The GT feels that Todd Longstaffe-Gowan Ltd's plans have respected Sudell's design. This is an extremely high quality scheme and the GT recognizes the need for more housing. Major work of this nature is bound to be contentious and we feel that in as far as this work is to go ahead, TLG Ltd will provide designs as sympathetic as possible to the original design ethos. We welcome the re-use of many features of the garden including the Moroccan lamps and the reconfiguration of the Dolphin Fountain and mosaic.</p> <p>The gardens have previously taken part in London Open Gardens and</p>
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					<p>Squares Weekend (OGSW). It is to be hoped that a commitment could be built into the planning conditions that the new gardens are opened up and activated by the owners for the public for a minimum of perhaps 5 weekends a year including the OGSW.</p> <p>We would suggest that should the plans be approved, that ongoing interpretation boards are put in place during construction to inform residents of how Sudell's plans are being reinterpreted so that they can understand the reasoning behind new design decisions.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Waltham Forest Statement of Community Involvement	Greater London	E18/0827	n/a	<p>LOCAL PLAN Statement of Community Involvement Review http://walthamforest-consult.limehouse.co.uk/portal/pp/sci_review/sci_2018/sci_2018</p>	<p>CGT WRITTEN RESPONSE 19.09.2018</p> <p>Response The London Parks & Gardens Trust (LPGT) has considered the revised Statement of Community Involvement on behalf of The Gardens Trust.</p> <p>Comment 1 The Garden History Society, which was granted statutory consultee status in 1995, merged with the Association of Gardens Trusts, representing the County Gardens Trusts of England and Wales, to create The Gardens Trust in July 2015. The Gardens Trust has continued in the role of statutory consultee. Change sought: In para 6.4.7 please delete "Garden History Society" and insert "The Gardens Trust"</p> <p>Comment 2 The London Parks & Gardens Trust (LPGT) is affiliated to The Gardens Trust (GT) which is a statutory consultee in respect of planning proposals affecting sites included in the Historic England (HE) Register of Parks and Gardens of Special Historic Interest. The LPGT is the county gardens trust for Greater London and makes observations on behalf of the GT in respect of registered sites, and may</p>

					<p>also comment on planning matters affecting other parks, gardens and green open spaces, especially when included in the LPGT's Inventory of Historic Spaces (see www.londongardensonline.org.uk) and/or when included in the Greater London Historic Environment Register (GLHER). Statutory consultation requirements have been in place since 1995 in relation to 'development likely to affect' registered parks and gardens. The requirement for consultation is currently set out in Article 18/Schedule 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Gardens Trust and Historic England.</p> <p>Change sought: The SCI should accurately cover Statutory consultee requirements in regard to parks and gardens on the Register of Parks and Gardens of Special Historic Interest in England whereby before granting planning permission for development, LPAs are required to consult:</p> <ul style="list-style-type: none"> ♣ Historic England in relation to Grades I and II* registered sites ♣ The Gardens Trust in relation to Grades I, II* and II registered sites <p>The Gardens Trust has published guidance for local planning authorities: http://thegardenstrust.org/planning-system-england-protection-historic-parks-gardens-new-guidance-leaflet-download/</p>
Marble Hill	Greater London	E18/0850	II*	<p>PLANNING APPLICATION 1. Marble Hill House: External decoration and repair work (if a window is substantially rotten, partial or full replacement of joinery) and replacement rooflight. 2. Stable Block: External alterations, installation of mechanical plant, timber plant enclosure to the rear and front landscaping (creating an outdoor seating area) to facilitate the refurbishment of the existing café. 3. Service Yard: new pedestrian access and associated refuse storage facilities. 4. Landscaping: new soft and hard landscaping including restoration of gardens, upgrade of sports pitches and facilities, replacement of seating and new play areas. 5.</p>	<p>CGT WRITTEN RESPONSE 29.09.2018</p> <p>I am writing to express the support of the London Parks & Gardens Trust for the revised proposals made by English Heritage and shown in the application dated 7th September 2018 to carry out works to Marble Hill House and Park which are included at grade I (house) grade II* (park) and grade II (stable block) in the Historic England List and Register.</p> <p>The history of the estate is set out in the application documents, which include recent archival and archaeological evidence commissioned to shine further light on the development of the house and park. The history is important not only for shaping and explaining the estate as it now stands but also for setting the context in which the proposals need now to be considered.</p> <p>The house was built and the estate assembled and landscaped for Henrietta Howard, Countess of Suffolk. She was a very remarkable woman if only one of many important characters in the history of Marble Hill, and it is right and laudable that English Heritage should put her at the centre of the picture in their proposals for restoring and re-presenting the house and garden.</p> <p>The early-to-mid eighteenth century is not currently studied much in popular history, and to that extent may be considered unfashionable, but</p>

				<p>Sports Centre: External ramp for improved access. Marble Hill House, Marble Hill Park, Richmond Road, Twickenham. HYBRID</p>	<p>at the period in which Marble Hill was built and its gardens and park formed, from circa 1724 onwards, Twickenham was the focus for up-to-the-minute developments in literature, architecture and landscape. The poet Alexander Pope moved there in 1719 and started forming his famous grotto and garden, drawing inspiration from the classical poets and contributing to the gradual breaking away from the formality of Renaissance and Baroque gardening, helping to lead towards what has become known as the English landscape garden.</p> <p>The banks of the River Thames between Hampton Court and Kew, as is celebrated and documented in the Thames Landscape Strategy, are an open-air textbook of garden design from the seventeenth to the twenty-first centuries, and Marble Hill is central and essential to an understanding of the “Arcadian Thames”. Mavis Batey, one of the principal authors of the Thames Landscape Strategy, calls Marble Hill (in her “Alexander Pope: The Poet and the Landscape” 1999) “the most exquisite Palladian villa in England... as important architecturally as Chiswick... a little Palladian gem to be seen from the river, giving the Thames an air of the River Brenta”.</p> <p>English Heritage has been assiduous in carrying out documentary and archaeological research to establish the original layout of the gardens and park at Marble Hill, and similarly exemplary in carrying out public consultations and revising their proposals to take representations into account. The creation of a complex work of art like Marble Hill involves inevitably the efforts of many minds and many pairs of hands working towards achieving a harmonious whole. The London Parks & Gardens Trust agrees with English Heritage that the drawing in the Norfolk Record Office records in its mature mid-century state a garden laid out and planted a quarter of a century or so earlier to a design that was at the time as fashionable as the villa it complements but which was soon to become overtaken by the more “natural” landscape style – what Horace Walpole later in the eighteenth century called the “modern taste in gardening”.</p> <p>Lottery funding, which is dependent upon the granting of planning permission, will enable English Heritage to carry out works that are necessary for the well-being of the house and the park. Successive national governments have withdrawn funding for the upkeep of the historic environment at the same time as reducing rate support to local authorities, and while Marble Hill park serves primarily as an amenity for the local population it is now run at a very considerable financial loss by English Heritage, which is now a charity. The house is of national importance in</p>
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					<p>terms of its architecture and history, and there is now an opportunity to reinstate the park and garden setting that it deserves.</p> <p>The London Parks & Gardens Trust, which is affiliated to the Gardens Trust and a statutory consultee in respect of planning applications affecting registered historic landscapes, fully supports the current English Heritage planning application and urges your Council to grant consent.</p> <p>Helen Monger</p>
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Central Parks	Hampshire	E18/0680	II*	<p>PLANNING APPLICATION</p> <p>Demolition of existing buildings (Bargate Shopping Centre and multistorey car park, 77-101 Queensway, 25 East Street, 30-32 Hanover Buildings, 1-16 East Bargate and 1-4 High Street, excluding frontage) refurbishment of basements and mixed use development comprising 244 flats (102x one bedroom and 142x two bedroom) (use class C3), 152 units of student residential accommodation (353 bedrooms), retail use (class A1), flexible retail, office or food and drink use (Classes A1-A3), in new buildings ranging in height from 4-storey's to 12-storey's, with associated parking and servicing, landscaping and public realm (Environmental Impact Assessment Development affects a public right of way and the setting of the listed Town Walls) - Scheme amendments to planning permission 16/01303/FUL seeking changes to residential mix, design and additional height along Queensway. Bargate Shopping Centre and adjoining land In Queensway, East Street, Hanover Buildings and High Street, Southampton. MAJOR HYBRID</p>	<p>TGT WRITTEN RESPONSE 18.09.2018</p> <p>Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application. We have liaised with our colleagues in the Hampshire Gardens Trust as well as SCAPPS and very much appreciate the slight extension you have given us to respond to the above application. 18/01515/FUL seeks changes to consented application 16/01303 Bargate Centre redevelopment, replacing some student accommodation with normal housing and to increase the height of new development at the eastern end of the site. It would seem that to minimize objections from Historic England the new additions are to be on those blocks furthest from the Bargate itself and to those not adjoining The Walls. The new application proposes a height of 12 storeys as opposed to the previous 9 on Block E which overlooks Houndwell Park. We are concerned that what has already been permitted will mean another building visible from within the Park. Adding the extra floors increases that visual intrusion. Surrounding buildings should be of a height which gives enclosure without interfering with views from inside the Parks. This application seeks to add yet another intrusive building and should be amended to avoid this effect. The GT objects to the increased height as it will further detract from the significance of Houndwell Park and have a detrimental visual impact upon the Grade II* Central Parks.</p> <p>We fully endorse the comments made by Arthur Jeffrey, Chair of SCAPPS, and look forward to seeing their comments (sent 22nd August 2018) on the website.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
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Hemel Water Gardens	Hertford shire	E18/0338	II	PLANNING APPLICATION SUBMISSION OF RESERVED MATTERS (SECONDARY ACCESSES, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR A FIRST PHASE OF 150 FLATS AND 294SQM ANCILLARY RETAIL FLOORSPACE) TO OUTLINE PLANNING PERMISSION 4/03624/14/MOA (RESIDENTIAL DEVELOPMENT (UP TO 207 UNITS) AND ANCILLARY RETAIL UNIT (UP TO 375SQM) OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR THE STRATEGIC ACCESS ONTO COMBE STREET). LAND ADJACENT TO THE FORUM AND DACORUM WAY, HEMEL HEMPSTEAD HP1 1HL. RESIDENTIAL, RETAIL	CGT WRITTEN RESPONSE 21.09.2018 Thank you for consulting the Gardens Trust, of which HGT is a member. Our comments on the inadequacy of the proposed planting to mitigate the effects of such a density of building, made on 20 June 2018, still pertain. Kate Harwood
Tewin Water	Hertford shire	E18/0723	II	PLANNING APPLICATION Construction of a new farmyard including 3 new agricultural buildings, associated yard area, cattle handling pens and silage storage area, landscaping and drainage. Tewin Water Farm, Churchfield Road, Tewin Water, Tewin, Welwyn, Hertfordshire AL6 0BW. AGRICULTURE	CGT WRITTEN RESPONSE 10.09.2018 Thank you for consulting The Gardens Trust, of which HGT is a member. We objected to application 3/17/1726/FUL for a farmyard and house on this site in our comments of 13 August and 19 October 2017, re-iterated on 23 April 2018. Following Historic England's comments on 23 April 2018 that application was withdrawn. A site visit by HGT with HE and EHDC colleagues and the applicants identified a site outside of the RPG which would cause less harm to the landscape and a map drawn up by the applicants with the new site marked, was delivered to EHDC and this was confirmed by letters from HGT on 30 June and GT on 2 July 2018. We are therefore disappointed that the current application does not satisfactorily address any of the concerns raised by the heritage consultees as above. The proposed development is still in the same location within the RPG and our comments and strong objections put forward before for 3/17/1726/FUL and 3/17/1727/FUL, still apply. As this application is contrary to EHDC policies, particularly HA1, and would cause considerable damage to the RPG of Tewin Water, we would ask you to refuse it. Kate Harwood Conservation & Planning

					Hertfordshire Gardens Trust
Gorhambury	Hertford shire	E18/0764	II	PLANNING APPLICATION Change of use from agricultural to equestrian arena with timber perimeter fencing (resubmission following withdrawal of 5/2018/0826). The Walled Garden, Gorhambury, St Albans, Hertfordshire. EQUESTRIAN	<p>CGT WRITTEN RESPONSE 03.09.2018</p> <p>Hertfordshire Gardens Trust is a member of the Gardens Trust, statutory consultee for designed parks and gardens, who should have been notified of this planning applications as it affects the Registered Park and Garden at Gorhambury.</p> <p>HGT has recently been to view the area of the proposed equestrian area and is familiar with the landscape history of this important site.</p> <p>We have the following comments:</p> <p>The Walled Garden was originally constructed as the Dessert or designed 'wilderness' for Sir Nicholas Bacon's 16th century house and celebrated by his son Francis in Of Gardens as a 'princelike' example. Although the garden has been developed over the centuries, the walls on the northern, eastern and western sides still remain as 16th century, including the curved bastion remnants in the north-eastern corner.</p> <p>The 18th and 19th century productive use with extra slips, back sheds and glass houses has now ceased and the ground within the walls is laid to young fruit trees and grassland currently used for pony riding.</p> <p>The introduction of the arena would involve some disturbance of the historic layers and ground levels, although this will be kept to the minimum with removal of turf only and the retention of the contours across the site. We understand that the drainage should have a similar minimum impact.</p> <p>The proposed fence and rails are of the design used elsewhere on the estate, although this will require concrete posts at intervals entailing some excavations.</p> <p>Although HGT, and the Gardens Trust, have concerns about development within historic walled gardens and prefer to encourage restoration wherever possible, we do not object to these proposals. The proposals would appear to be easily reversible in the future and would not cause damage to the brick walls, with limited disturbance of the historic ground levels. They would also not impact on the wider Registered landscape nor on the Old Gorhambury ruins.</p> <p>However, we would wish to be assured that:</p> <ul style="list-style-type: none"> • the young fruit trees currently on the site of the proposed arena are replanted elsewhere. • that there is an archaeological watching brief during the excavations, not only for the productive walled garden features such as paths, but also as

					<p>the proposed area would seem to fall within the wood-and-allée flanks of the 'Desser't from the 16th century</p> <ul style="list-style-type: none"> • that all parking (horse-box and other) is within the field to the southwest of the walled garden and does not affect the setting of the Old Gorhambury ruins • that when the area ceases to be used as a equestrian arena, the fences are removed and the land returned to grassland – or even, better productive garden use • that this will not lead to further development within the walled garden • William Sawrey Gilpin drew up designs in the early 19th century for the plantation on the east of the walled garden which screens it from the main house. A restoration of Gilpin's Wood would be an added bonus. <p>Kind regards Kate Harwood Conservation and Planning Hertfordshire Gardens Trust</p>
The Old Vicarage, North Mymms Park	Hertfords hire	E18/0799	N	<p>PLANNING APPLICATION Erection of an orangery following the demolition of existing conservatory. Internal alterations to include works to the rear ground floor and first floor and external works including a terrace and footpaths, removal of carport and alterations to render, chimney repairs and alterations to openings. The Old Vicarage, North Mymms Park, Tollgate Road, North Mymms, Hatfield AL9 7TN. BUILDING ALTERATION</p>	<p>CGT WRITTEN RESPONSE 16.09.2018</p> <p>Thank you for consulting the Gardens Trust, of which HGT is a member. We are disappointed that the Heritage Statement does not address the significance of North Mymms Park with planting possibly by William Robinson, nor the significant shrub planting around the church and former vicarage.</p> <p>On the basis of the information contained in this application and our knowledge of the landscape history of North Mymms Park we do not wish to comment.</p> <p>Kate Harwood Herts Gardens Trust</p>
Hatfield Lodge, Hertford	Hertfords hire	E18/0830	N	<p>PLANNING APPLICATION Erection of single storey side extension garden room. Hatfield Lodge, Newgate Street, Hertford SG13 8NH. BUILDING ALTERATION</p>	<p>CGT WRITTEN RESPONSE 16.09.2018</p> <p>Thank you for consulting the Gardens Trust, of which HGT is a member. Hatfield Lodge is a Victorian style building marking a former entrance to Ponsbourne Park, the site of a medieval deer park and and 18/19/early 20th century gentleman's estate. HGT have included it on their Local List for WHBC area.</p> <p>Although we have no objection to the provision of the garden room, we are concerned that the zinc materials may not be the most sympathetic to</p>

					the house and within a historic site. Kate Harwood Herts Gardens Trust
Pishiobury	Hertfords hire	E18/0845	II	PLANNING APPLICATION Erection of single storey side extension. New House, Pishiobury Drive, Sawbridgeworth, Hertfordshire CM21 0AF. BUILDING ALTERATION	<p>CGT WRITTEN RESPONSE 21.09.2018</p> <p>This property is set within the HE Registered 'Capability' Brown parkland of Pishiobury. It overlooks the sculpted landscape down to the former lake and is closely situated to the II* listed mansion and within the curtilage and setting of a number of other listed buildings.</p> <p>There is no Heritage Impact Statement supplied and, although this property has been extended a number of times, but no HIA supplied in the past. This is contrary to NPPF paragraph 189 and to EHDC Policy HA1 which requires evidence of justification for developments which cause harm to significance.</p> <p>This application is therefore contrary to the NPPF purpose of sustainable definition c) environmental objective in that it does not contribute to protecting and enhancing the . . . historic environment.</p> <p>We Object to the proposal.</p> <p>Kate Harwood Conservation & Planning Hertfordshire Gardens Trust</p>
Gobions (Gubbins)	Hertfords hire	E18/0865	II	PLANNING APPLICATION Erection of a detached dwelling and two replacement bridges following the demolition of existing buildings. Land rear of Nos 10-18 Mymms Drive, Brookmans Park, Hatfield AL9 7AF. RESIDENTIAL	<p>CGT WRITTEN RESPONSE 21.09.2018</p> <p>Thank you for consulting HGT. Our comments on the withdrawn application, 6/2018/0579/FULL as regards lack of a Heritage Impact Statement for a property within the boundary of the Registered Parkland of Gobions, still apply. The NPPF para 189 states that applicants should describe significance of any heritage assets affected. Including the map from the HE Register does not describe significance, nor the impact of the development on it.</p> <p>This application does not follow NPPF policies nor the WHBC Heritage Policy in the emerging local plan. Until such time as an HIA has been received this application should be refused in line with the above policies.</p> <p>Kate Harwood</p>

Scarisbrick Hall	Lancashire	E17/1308	II	<p>PLANNING APPLICATION Erection of performing arts centre (teaching block and auditorium) with associated landscaping, external works and substation. Scarisbrick Hall School, Southport Road, Scarisbrick. EDUCATION</p>	<p>CGT WRITTEN RESPONSE 24.09.2018</p> <p>Thank you for your consultation letter inviting The Gardens Trust (TGT), to comment on the above application. As previously notified to you, TGT as the statutory consultee on matters concerning registered parks and gardens, is now working closely with County Garden Trusts, and the responsibility for commenting on planning applications in this context has now passed to the County Trusts. The Lancashire Gardens Trust (LGT) therefore responds in this case.</p> <p>The LGT recognises the importance of the heritage assets notably the Grade I listed Scarisbrick Hall, and Scarisbrick Park in being a Registered Park and Garden Grade II, and numerous Grade II listed estate buildings and garden features. We support the significant investment which the school is making to the fabric of the existing buildings and enhancing the facilities within the school. LGT also supports the restoration work being undertaken within the gardens. We have visited the school and are aware of the current condition of the application site which will be improved by the development of the performing arts centre. We also welcome the retention and refurbishment of the Gas House.</p> <p>We do however have concerns about access to the new facility. The current car parks are located some distance to the west of the application site, and lie partly within and adjoining Old Wood. LGT would not support (and indeed would object to) any extension of car parking, service parking, parking for the disabled, or roadway widening or footway construction which would require further incursions into Old Wood. Whilst the current application does not extend over Hall Road or Old Wood itself it may become necessary that works beyond the application site may arise from this project.</p> <p>Yours faithfully Stephen Robson S E Robson BSc BPhil MA(LM) DipEP CMLI MRTPI Chair, Conservation & Planning Group</p>
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Gisburne Park	Lancashire	E18/0773	II	<p>PLANNING APPLICATION</p> <p>Reinstatement works to stabilise and retain existing building.</p> <p>Erection of a temporary marquee to the rear for up to 28 days per year for use as a wedding venue.</p> <p>Dog Kennels by River Ribble</p> <p>Approximately 90 metres North East of Gisburn Bridge, Gisburn Park, Gisburn BB7 4HX. MARQUEE, MISCELLANEOUS</p>	<p>CGT WRITTEN RESPONSE 24.09.2018</p> <p>Thank you for your consultation letter inviting The Gardens Trust (TGT), to comment on matters concerning registered parks and gardens. The TGT is now working closely with County Garden Trusts, and the responsibility for commenting on planning applications in this context has now passed to the Trusts. The Lancashire Gardens Trust (LGT) therefore responds in this case. The LGT recognises the importance of the heritage assets at Gisburne Park in that it is a Registered Park and Garden Grade II, forms the setting for the Grade I listed mansion, and numerous other Grade II* and Grade II listed estate buildings, which were in the ownership of the Lister family (later Lord Ribblesdale) as their principal seat for over 300 years. The Park comprises numerous phases of work by a single family: from the early C18th Park and formal gardens which continued to develop in the late C18th, and later naturalistic landscape elements including the new picturesque valley approach and Park Lodges. The early C18 work is to designs by Lord Petre (of Goodwood). The estate as a whole is highly significant, as eloquently described in the Gisburne Park Historic Landscape Management Plan October 2010: ‘... and creates a landscape of great complexity with important reciprocal views throughout the estate’.</p> <p>The current application concerns the late C18th Grade II listed Dog Kennels, one of the Estate’s more interesting buildings, and is a rare example of such a building type which is designed with imposing scale and features, although it is recognised is not visible from the Parkland to the south.</p> <p>LGT supports the intention to refurbish the building and to raise its profile by establishment of a temporary marquee for wedding use. However the drawings and proposals do not indicate how much of the Dog Kennels building will actually remain following the stabilising works. At worst, it is possible that more than half of the upper structure will have to be taken down and lost. This is not acceptable.</p> <p>The marquee proposals are not fully demonstrated, and merely indicate an access path from the existing angler’s car park to the marquee. Is the current car park of adequate capacity? There is no indication of surfacing around the Dog Kennels building, nor access for servicing vehicles, their turning space and so on. This requires to be shown as well as the extent of trees affected or required to be removed, as well as the design of a suitable landscape scheme.</p> <p>Whilst supporting the underlying intentions, in this instance given the</p>
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					<p>absence of detail in this application, LGT has no option to object to this application as submitted.</p> <p>If there are any matters arising from this letter please contact me.</p> <p>Yours faithfully Stephen Robson S E Robson BSc BPhil MA(LM) DipEP CMLI MRTPI Chair, Conservation & Planning Group</p>
Langton Hall	Leicester shire	E17/1625	II	<p>PLANNING APPLICATION Erection of low energy dwelling and landscape proposals submitted under paragraph 55 of the National Planning Policy Framework. Land Off West Langton Road, Langton Hall, West Langton, Leicestershire. RESIDENTIAL</p>	<p>TGT WRITTEN RESPONSE ADDITIONAL COMMENTS TO AMENDED PROPOSALS 13.09.2018</p> <p>Thank you for sending The Gardens Trust amended plans for the above application. This now shows that the 'domestic curtilage' area is smaller than the application boundary, presumably leaving most of the area around the house as untouched grassland rather than as an obviously gardened area. However, the application is still proposes building within the RPG, which we have already objected to (see response 5.7.18), and this amendment does not alter our objection to the scheme.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Papplewick Hall	Nottinghamshire	E18/0732	II*	<p>PLANNING APPLICATION Single storey extension (re-submission of 2018/0284). Strawberry Cottage, Hall Lane, Papplewick NG15 8EY. BUILDING ALTERATION</p>	<p>CGT WRITTEN RESPONSE 12.09.2018</p> <ul style="list-style-type: none"> • The proposals affect the registered parkland of Papplewick Hall, grade II*. <p>The application should be sent to Historic England for consultation as required by the Planning Act 1990.</p> <ul style="list-style-type: none"> • Although GBC planning authority have correctly identified the registered parkland, they appear to have validated the application without any form of heritage impact assessment. This is contrary to paragraph 189 of the NPPF requiring the applicant to 'describe the significance of the assets affected'. There is no indication from the information on the planning website that the applicant and their agent are aware of the historic parkland at all and they have indicated (on the planning application form) that they have not undertaken any pre-application consultation. • Under the circumstance and notwithstanding paragraph 190 (that authorises LPAs to assess the effects of a proposal for themselves), the application should not be determined until a proper assessment of the significance of the registered parkland and the effects of the proposals on that significance is prepared and submitted by the applicant. <p>Jason Mordan</p>

					Senior Practitioner Historic Buildings Nottinghamshire County Council
Badger Dingle	Shropshire	E18/0609	II	PLANNING APPLICATION Formation of a fish stock pool. Land East Of Badger Hall, Badger, Wolverhampton, Shropshire WV6 7JR. WATER FEATURE	<p>TGE WRITTEN RESPONSE 21.09.2018</p> <p>Thank you for notifying The Gardens Trust (GT) of the additional Landscape Proposals drawing as per the above application. In our opinion the hedge and proposed tree plantings do not address the core issue of the sheer scale of the proposed fish pond, which is approximately twice the size of a Premiership football pitch. This proposal, will in our opinion, cause irreparable damage to the fabric of the Grade II registered park. Our previous OBJECTION and comments still stand.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>

Brympton d'Evercy	Somerset	E17/0488	II*	<p>PLANNING APPLICATION</p> <p>1) FULL APPLICATION for formation of new road access, erection of 2,040sqm gross Class B1 offices and light industrial/Class B8 storage and distribution unit and erection of 8,443sqm gross Class A1 foodstore, petrol filling station, car parks and related infrastructure and landscaping.</p> <p>2) OUTLINE APPLICATION for formation of remainder of a 56,051sqm gross business park including erection of Class B1 office and light industrial and Class B8 storage and distribution uses, secondary road access off Bunford Hollow, other related infrastructure and landscaping and all other matters reserved for future consideration.</p> <p>3) EIA development.</p> <p>Hybrid mixed-use planning application on 21.6 hectares of land known as Bunford Park.</p> <p>MAJOR HYBRID</p>	<p>TGT CGT WRITTEN RESPONSE 24.09.2018</p> <p>Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application. We have liaised with our colleagues in the Somerset Gardens Trust and share Historic England's concern about the harmful effects of this large development upon the Grade II* registered landscape at Brympton Park. We fully endorse Dr Helen Woodhouse's comments in her comprehensive letter about the effects that this development will have should your officers approve the application.</p> <p>We would add that should this plan be approved, it is critical for the success of any large scale mitigation measures that tree planting is undertaken as early as possible. The management and maintenance of the trees should be appropriately covered by planning conditions and S106/CIL measures. If your officers do not have sufficient resources to monitor it regularly, we would suggest that a planning condition be appropriately worded to ensure that annual reports of implementation, management and maintenance are forwarded to the Local Authority for compliance purposes.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Compton Castle	Somerset	E18/0595	II	<p>PLANNING APPLICATION The carrying out of internal alterations, replacement windows, new decking to rear and parking area and conversion of garage to habitable space and new vehicular access. Sherborne Lodge, Old Bristol Road, Compton Pauncefoot, Yeovil, Somerset BA22 7EG.</p> <p>BUILDING ALTERATION, PARKING</p>	<p>TGT WRITTEN RESPONSE 05.09.2018</p> <p>Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application. We have liaised with our colleagues in the Somerset Gardens Trust and would be grateful if you could please take our comments into consideration when deciding this application.</p> <p>We have looked at the plans shown online and have some concerns. The first relates to the main entrance to the Castle which is well designed with appropriate gateways, lodge and stone walling, but we are concerned that by creating a secondary access and gateway the proposals will distract from the overall design of the street scene. There may be scope for a</p>

					<p>secondary access but we would want to see a street elevation and details of the proposed gateway. It should in no way compete with the main entrance but be subservient to it. Our other concern is that looking from StreetView there appear to be a number of significant mature trees that add to the overall setting and approach experience to the main entrance which have not been surveyed or assessed in terms of their potential loss or impact on their 'root protection areas'. We would want to know exactly where the trees are and whether the proposed access will require trees to be felled or potentially damaged.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p> <p>TGT WRITTEN RESPONSE ADDITIONAL COMMENTS 16.09.2018</p> <p>Thank you for getting back to me and apologies that we did not immediately see Plan 697/02b. We have now had a look at this document and feel that the gate is not subservient enough. We would recommend that the gate be kept at the same height as the fencing, rather than higher as proposed, so that it appears to be part of the fence line as far as possible. We would also like something to reduce the impact of the fence line such as a hedgerow in front of it, as fencing can be a bit overpowering, especially when first installed.</p> <p>With regard to the tree survey, we are only concerned with trees likely to be affected by the proposals. The information should include the trees' root protection areas along with other information as required by BS5837.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
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Westbrook	Surrey	E18/0757	II	<p>PLANNING APPLICATION Erection of 262 dwellings (Use Class C3) and 88 sqm community building (Use Class D1) and associated works including informal and formal open space, internal road network, landscape enhancement and access; following demolition of existing dwellings at Ockford Wood Farm, No.19 and No.21 Aarons Hill. Land Between New Way And, Aarons Hill, Surrey. RESIDENTIAL</p>	<p>TGT WRITTEN RESPONSE 26.09.2018</p> <p>Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application. We have liaised with our colleagues in the Surrey Gardens Trust and would be grateful if you could please take our comments into consideration when deciding this application.</p> <p>We have looked at the documents online, in particular the Heritage Statement (HS). We are struck by the scant attention paid to the impact of the proposed development upon the Grade II registered garden at Westbrook, laid out in part by Gertrude Jekyll (Sunk Garden and also Winter Garden laid out to a Jekyll scheme) and also other garden elements designed by Hugh Thackeray Turner (notable architect and designer/owner of the house) between 1900-1916. The Arts and Crafts house itself is Grade II*, and the proposed application impacts considerably on the setting of house and garden, both nationally important heritage assets. The house and garden, on top of a hill, were designed specifically to have panoramic views out into the countryside, from which the development will be clearly visible. The GT fully supports the document 'Representation by Way of Objection by a Group of Godalming Residents' (RWPGR) dated 31st August 2018. This goes into considerable detail with regard to rebutting comments contained in the LVIA and elsewhere within the suite of documents pertaining to the application. We will not repeat these here, but we would like to put on record that in our opinion the comments within the RWPGR are entirely relevant and correct and we completely endorse them.</p> <p>We would also draw your officers' attention to the recent Court of Appeal decision, setting out general principles to be applied when considering the setting of listed buildings and the effect of developments (Catesby Estates Ltd v Peter Steer & Historic England – Lord Justice McFarland, Lord Justice Lindblom & Lady Justice Asplin, 18.7.18). I am attaching a copy of this ruling which makes it clear that decision makers must understand what the setting is and whether the proposed development will be within the setting or in some way related to it. This is not given sufficient attention in the HS when it is very clear that the proposed development is well within the setting of both the RPG and the Grade II* house. The judgement also states that 'considerable importance and weight must be given to the desirability of preserving the setting of a heritage asset.'</p>
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					<p>The Revised NPPF also lays emphasis on the importance of preserving the significance of a designated heritage asset including by development affecting the setting (para 190). Also relevant is para 194 '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 GT also completely agrees with the opinions contained in paragraphs 7-10 in RWPGR, which highlights and questions the whole issue of whether the proposed application conforms to the local Development Plan.</p> <p>The GT objects to this application for the above reasons, and we would be grateful if you could please keep us informed as to the outcome in due course.</p> <p>Yours sincerely, Margie Hoffnung Conservation Officer</p>
Sutton Place	Surrey	E18/0761	II*	<p>PLANNING APPLICATION Re-location of existing steel container. Land South Of St Edwards Field 4756, Sutton Park, Sutton Green, Guildford, Surrey. MISCELLANEOUS</p>	<p>CGT WRITTEN RESPONSE 10.09.2018</p> <p>This comment is submitted on behalf of the Surrey Gardens Trust, a member of the Gardens Trust the statutory consultee for historic parks and gardens.</p> <p>The re-positioning of the steel container would not seem to have any significant impact on historic parks and gardens interests.</p> <p>Don Josey</p>
Ashstead Park	Surrey	E18/0794	II	<p>PLANNING APPLICATION Internal and external alterations, refurbishment and associated works to include new dining hall and Orangery roofs, new energy centre and district heating network pipe and landscaping works. City Of London Freemans School, Park Lane, Ashtead, Surrey KT21 1ET. EDUCATION</p>	<p>CGT WRITTEN RESPONSE 14.09.2018</p> <p>The Surrey Gardens Trust would have no comment to make on the proposed structural works except to welcome the re-glazing of the Orangery roof.</p> <p>The re-arrangement and landscaping of the south forecourt is welcomed and seems to be an acceptable balance between the necessary access changes and heritage interests.</p> <p>The landscaping of the former Swimming Pool site is welcomed and seems acceptable from the parks and gardens aspect in respecting both the setting of the main house and the longer views from the north.</p> <p>Overall there would seem to have no significant impact on the Parks and Gardens interest of the Register site.</p> <p>Don Josey On behalf of the Surrey Gardens Trust</p>

Cowdray House	West Sussex	E18/0570	II*	<p>PLANNING APPLICATION</p> <p>Construction of ten treehouses to provide tourism accommodation, access to the A272 and car parking, access paths and boardwalk. Biodiversity enhancements, woodland management and landscaping across the site. Land South of A272, Cowdray Park, Cowdray Estate Easebourne.</p> <p>HOLIDAY ACCOMMODATION</p>	<p>CGT WRITTEN RESPONSE 12.09.2018 ADDITIONAL COMMENTS TO AMENDED PLANS</p> <p>Thank you for consulting Sussex Gardens Trust (SGT) regarding major revisions to the above application. SGT notes the changes to the design of the scheme, in particular the revised siting of the car park, reduced bulk of the tree houses, and more sympathetic specification of hard landscaping materials. The Trust still believes the new structures will cause some harm to the significance of the park but recognises the improved management of the woodland will provide some offsetting benefits. In the light of these changes, SGT no longer objects to the application nor does the Trust support it.</p> <p>Yours faithfully Jim Stockwell On behalf of the Sussex Gardens Trust</p>
WALES					
Lleweni	Clwyd	W18/0012	N	<p>PLANNING APPLICATION</p> <p>Development of 1.3 ha of land by the siting of 24 accommodation lodges and associated works. The Glyn, Lleweni Parc, Mold Road, Denbigh.</p>	<p>CGT WRITTEN RESPONSE 03.09.2018</p> <p>WHGT Clwyd wish to object to the proposed development at The Glyn comprising 24 lodges, and associated services. WHGT consider this application is contrary to PP Wales and Denbighshire's LDP and an unnecessary development. WHGT objected to the previous application concerning this site for 20 lodges (01/2011/0621/ PF) which was rejected after a Public Hearing by the Welsh Government in 2011. No exceptional circumstance has arisen since 2011 which can justify this development contrary to existing Welsh planning law. The Glyn site is an element of the Historic Environment as identified by the Clwyd and Powys Archaeological Trust (CPAT) in their Historic Landscape Characterisation and a feature of the rural historic park landscape typical of the Vale of Clwyd. The Glyn lies in the Lleweni Hall parkland landscape which is a landscape of great local and national historic interest connected to great culture from the sixteenth century including Welsh poetry of the 1590's. Shakespeare wrote 'The Phoenix and Turtle' included in the collection of Poetry called 'Love's Martyr' dedicated to Lord Salusbury whilst staying at Lleweni. Lleweni is also considered by some to be the site of inspiration for Shakespeare's 'A Midsummer Night's Dream'. Lleweni appears on the map of Christopher Saxton (1577). The boundary brick wall which surrounds the estate, once enclosed the deer park. This is also clearly identified on the John Speed map (1676). This palisaded parkland has for a long time been used for agriculture. It is inappropriate to site lodges in this historic landscape close</p>

					<p>to a watercourse and near the circular pond. This pond looks like part of the designed landscape and may have been a laundry pond for the estate bleach works. Thomas Fitzmaurice's estate paid Capability Brown, the foremost landscaper of the day, for a visit to Lleweni in 1781 and a plan which was agreed. It is likely that some of the character of the Lleweni site can be attributed to Brown. The felling of trees and the clearance of The Glyn area of wooded parkland and the placing of sculpture, picnic table and chairs in anticipation of this development has shown scant regard for biodiversity and wild life of The Glyn. It is a concern that this site alongside the small watercourse is described as a 'rural derelict area' in the planning application. Any dereliction or degradation</p> <p>For the attention of Denise Shaw, Your ref: 01/2018/0705 Development of 1.3 ha of land by the siting of 24 accommodation lodges and associated works.</p> <p>Ymddiriedolaeth Gerddi Hanesyddol Cymru Welsh historic gardens Trust patron: hrh the prince of wales charity registration no. 1023293 02/09/ 2018</p> <p>of the site results from poor landscape management. The Lleweni parkland lies in an unspoilt, out of settlement area of the Vale of Clwyd. It is an area important for wildlife with otters, kingfishers and water voles - an endangered species due to degradation of habitat. There are also protected bat colonies particularly associated with this site. Providing road access to The Glyn across Agricultural Grade 2 land will materially and permanently change the character of the Lleweni landscape. The adverse impacts of this larger development than the scheme refused by the Welsh Government in 2011 would be even greater as it spoils a wider area of the countryside. This development continues to be mainly dependent on private car transport contrary to the Welsh Assembly key policy objective to minimise the demand for travel by private car. The proposed parking for 34 cars associated with the proposed 24 units along the watercourse which feeds into the Clwyd is unacceptable as it adds to the unsustainable impacts on this landscape. Leweni Parc Ltd has already seen the continued destruction to the historic brick perimeter wall which has not benefitted over the years from any maintenance. There are no buildings of any architectural merit whatsoever associated with Lleweni Parc Ltd on the site. Instead there is more and more hard landscaping: the dilapidated Portakabin clubhouse, caravans and pods, glider hangar, tarmac airstrip, driving school tracks, and access tracks, none of which have enhanced this</p>
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					<p>site. This proposal is not an enabling development as there is no indication that it will enable a restoration of the historic parkland landscape or the historic perimeter wall. The proposed scheme simply adds to the commercial developments alongside the tarmac runway, and the already mentioned developments on what were green fields and unspoilt countryside. Development creep in the rural landscape, and attempts to gradually turn the countryside into what the applicant calls 'rural derelict' and developing a future brownfield site, degrades this landscape. Allowing this planning application would set a precedent for future similar additional lodge developments either on the same site or elsewhere. (Leweni Parc Ltd originally had a proposal for 59 lodges on the Blue Hand field in 2009). Already the Leweni Parc Ltd touring caravan site has been expanded. Such developments will gradually destroy the rural and vulnerable historic landscape character of the Vale. This scheme would double the traffic to the Lleweni landscape and more than double the numbers currently resident at the Lleweni coach house and stables development. The need for this development is not clear. The gliding club's own website says "it's easy to stay, there's excellent local accommodation in B&B, houses to let and hotels". There are also caravan and camping sites nearby. PP Wales requires that tourist development is sustainable. This commercial lodge development would generate very few jobs and therefore makes very little difference to the local economy. In a rural area outside existing settlements further accommodation should involve upgrading of existing facilities or be confined to the conversion of traditional farm buildings. For the above reasons WHGT would like to see this land remain undeveloped. It is precisely the quiet undeveloped rural parkland character of the Vale of Clwyd landscape which tourists find attractive. Lleweni is part of Wales's rich historic landscape inheritance identified by CPAT. This landscape should not be spoilt by an unnecessary and detrimental development.</p> <p>Glynis Shaw WHGT Clwyd</p>
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