



Lancashire Gardens Trust
Conservation & Planning Group

5 April 2018

Lancaster City Council
Regeneration and Planning
Development Management Team
P O Box 4
Town Hall
Lancaster
LA1 1QR

For the attention of Robert Clarke
By email only to dm@lancaster.gov.uk

Your ref: 18/00169/FUL

Dear Sir/Madam

Planning Application No: 18/00169/FUL
Demolition of existing bungalow and erection of a two storey residential care home; East Gate Lodge, Keer Holme Lane, Borwick, Carnforth.

We are grateful for the opportunity to comment on this application, which lies entirely within Capernwray Park. The Park is a historic designed landscape which is Registered by Historic England at Grade II, and provides the setting for the Grade II* listed Capernwray Hall. The inclusion of this site on the national register is a material consideration.

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 Garden Trusts to comment on planning applications and fulfil this statutory role. For further information, we refer you to the Gardens Trust publication *The Planning System in England and the Protection of Historic Parks and Gardens* (2016), which is available online at www.thegardenstrust.org. The Lancashire Gardens Trust (LGT) therefore responds in this case.

Lancashire Gardens Trust objects to this application, which will result in the loss of a historic building from within the Park, and its replacement with a significantly larger modern building of a conventional and inappropriate suburban character.

Capernwray Park comprises gently rolling land laid out with woodland, individual trees and clumps, created for the Marton family in the early nineteenth century, followed by the construction of the present Hall in about 1844. The Parkland has a predominantly open character in its northern part, allowing views out in this direction across the valley of the River Keer. East Gate Lodge is one of several such entrance features which are integral to the appearance, operation and enjoyment of the Park. It complements the

Park and is an essential component of the whole, having a very strong association with the listed Hall, as described by the Council's Conservation Officer, a point upon which we concur.

We have made a site visit and accept that the application site itself is relatively self-contained and due to adjacent landform and plantations is not visible in views from Capernwray Hall and much of the Park. Nevertheless, East Gate Lodge is a heritage asset, and its total loss should be avoided. Whilst the current building has various unsympathetic later additions, a more imaginative scheme is required which responds to the historic context of the building and the site. In its current form the application is harmful to the significance of the Registered Park and Garden, and LGT objects to this application.

Yours faithfully

Stephen Robson

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