



Lancashire Gardens Trust
Conservation & Planning Group

12 March 2019

Your ref: 3/2018/0652

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

For the attention of Adrian Dowd

By email only to planning@ribblevalley.gov.uk

Dear Sir/Madam

**Planning Application No: 3/2018/0652;
Reinstatement Works to Stabilise and Retain Existing Building; and
Erection of a Temporary Marquee to the Rear;
Dog Kennels by River Ribble approx 90m NE of Gisburn Bridge, Gisburne
Park, Gisburn, BB7 4HX
TGT Ref: E18/0773.**

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens. The Lancashire Gardens Trust (LGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.

We responded initially to this application by letter of objection dated 23 September 2018. In this we explained briefly the importance of Gisburne Park and the significance of the designed landscape of which the Dog Kennels are an integral part. We also highlighted the rarity of such structures both in their survival and original occurrence.

Further information has been provided by the applicant in the form of an internal Historic England memo dated 22 April 2015. It is noted that this memo recommends taking down of decayed parts of the structure, and storage of salvaged stone to enable a phased approach to the repairs. The memo does not give any indication of a permanent

reduction of the structure. The Method Statement submitted in the original application remains unchanged, with no indication of any intentions to rebuild dismantled elements of the structure. This will amount to the partial demolition of the Kennels. Our objection stands.

LGT's support for refurbishment of the building remains, as well as raising its profile by establishment of a temporary marquee for wedding use. However no further details have been provided to 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.

No further details have been provided in relation to the marquee, and its access and servicing. We previously asked about capacity of the existing car park, details of surfacing around the Dog Kennels building, and 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.

Whilst supporting the underlying intentions, the absence of detail in this application means that LGT's objection still stands.

If there are any matters arising from this letter please contact me, by email Stephen.e.robson@btinternet.com.

Yours faithfully

Stephen Robson

S E Robson BSc BPhil MA(LM) DipEP CMLI MRTPI
Chair, Conservation & Planning Group