



Lancashire Gardens Trust
Conservation & Planning Group

24 September 2018

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 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’.

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.

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.

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.

Whilst supporting the underlying intentions, in this instance given the absence of detail in this application, LGT has no option to object to this application as submitted.

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

Yours faithfully

Stephen Robson

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