



Lancashire Gardens Trust
Conservation & Planning Group

21 March 2016

Your ref: 3/2016/0108/FUL

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: 3/2016/0108/FUL
Internal alterations and remodelling to Dower House, Park Road, Gisburn;
Conversion of existing outbuildings and other associated works.
TGT Reference: E15/01418

Thank you for your consultation letter inviting The Gardens Trust (TGT) to comment on the above application. As previously notified to you, TGT (established in July 2015 from the merger of the Garden History Society and the Association of Gardens Trusts), who are 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 Trusts. The Lancashire Gardens Trust (LGT) therefore responds in this case.

The LGT recognises the importance of the heritage assets at Gisburne Park in being a Registered Park and Garden Grade II, and 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 application site lies immediately adjacent to the Registered Park and Garden, close to the Park Lodges listed Grade II*. These are a pair of Gothick buildings c1800 with associated gates, piers and railings within a lawned forecourt, overlooked by The Dower House and its outbuildings. The entire setting of this important Park entrance is intact and retains its historic integrity and unity.

The current application includes a range of alterations to the existing buildings which overlook the Park entrance and lodges. However, the scale and extent of the new buildings are essentially within the plan and mass of the existing structures, and there is no impact on adjacent trees etc. It is concluded that the impact on the heritage assets at the Park entrance is therefore minimal.

For these reasons, and on the basis of the details provided, the LGT does not object to this application.

An important element of the appearance of Park Road are the boundary walls with their unique copings which border the road on both sides, some of which are in advanced decay, and are obscured by Heras fencing. The application includes a detailed outline schedule of work, but no reference appears to any repair works to the Dower House boundary walls to Park Road. Whilst those which are in the ownership of The Dower House are not in the worst condition, some pointing and minor repairs to prevent loss or movement of copings would be welcomed, as part of the current phase of works.

Although not a matter for this application, the LGT has concerns in relation to the pressure of traffic passing through the park access at the Park Road Lodges. It is worth putting on record that the heavy use of this park gate for the servicing traffic and visitors to the Hospital has already caused damage to gate piers with the risk of more serious damage at a future date. The search for a more suitable access to this busy site needs addressing urgently.

If there are any matters arising from this letter please contact me on 01772 795602, email Stephen.e.robson@btinternet.com.

Yours faithfully

Stephen Robson

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