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Planning Department
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Response via CW&C Planning Website

04 November 2021

Dear Sir, Madam

21/03822/FUL Tilstone Lodge: Erection of an Agricultural shed within residential curtilage

We are grateful for the opportunity to comment on this application. The proposal will have a material impact on the significance of the historic designed landscape of Tilstone Lodge which is identified by us as being of local importance.

We have no objection in principle to the erection of an agricultural shed for the purposes outlined but do object to the proposal for an agricultural shed in this location which will have a negative impact on established trees bounding the garden, and due to visibility, may cause harm to the significance of the Lodge and its setting.

Cheshire Gardens Trust is a member of the Gardens Trust and its object is *“To promote the appropriate action for any or all of the following: the restoration, enhancement, preservation, conservation, protection and understanding of designed landscapes that may exist or have existed in and around the pre-1974 historic county of Cheshire.”* In furtherance of this objective, we liaise closely with the Gardens Trust regarding planning applications and consultations. For further information we refer you to the Gardens Trust publication *The Planning System in England and the Protection of Historic Parks and Gardens* (2019), which is available online at <http://thegardenstrust.org/conservation/conservation-publications/>

We have visited the site (on the PRO) and in 2018 completed a Research and Recording report on Tilstone Lodge, available at Cheshire Historic Environment Record and Cheshire Archives and Local Studies. The significance of Tilstone Lodge is not only that it is a well-preserved example of a small Regency country

house designed by Thomas Harrison, but that its parkland laid out by John Webb remains remarkably intact complete with lake, enclosing tree belts, parkland trees, drives, lodges and an extensive range of stables and outbuildings, some from an earlier farmstead. The gardens include a large walled kitchen garden and significant 19th and 20th century plantings. The Tollmache family who commissioned and lived at Tilstone Lodge went on to build a new home, Peckforton Castle. Subsequent owners included Sir Harold Bibby of the Bibby Line and his wife, Lady Marjorie Bibby who undertook notable 20th century development of the gardens.

The location of the proposed agricultural shed is within the garden curtilage and within an enclosing belt of trees shown on historic plans since the 1841 Tithe map. The First Edition Ordnance Survey indicates these trees to be a mix of deciduous and coniferous species. While the present trees in the vicinity of the proposed shed may not be original plantings, they follow the design and mix of species, providing definition and enclosure to the gardens within the wider designed landscape. Construction of the proposed shed, if permitted, would take place within the root protection zone of a cedar tree and necessitate the removal of lower branches, both of which would have a detrimental impact on the tree's health and appearance, and be contrary to Cheshire West and Chester Adopted Development Plan policies ENV 2 Landscape and ENV 5 Historic Environment. A young beech tree would be similarly affected. The boundary trees enclosing the garden are an integral part of the designed landscape and should be conserved.

The Heritage Statement states that the proposed agricultural shed, 6.3m high to the ridge, would be screened by the walled garden and intervening greenery in views from the Lodge. We consider that the building will be visible from the Lodge, notwithstanding the screening provided by hedges, walls and evergreen trees, and impinge on the easterly view across the gardens and into the wider landscape, a designed view that extends to the Pennine hills. The visibility of an agricultural shed in this setting will be detrimental to the significance of the Lodge and gardens.

We would be grateful to be advised of your decision, or if further information is submitted.

Yours faithfully

Susan Bartlett
Planning Responses Coordinator
Cheshire Gardens Trust

cc. Margie Hoffnung – Gardens Trust Conservation Officer