Historic England

Ms Claire McLoughlin
Amber Valley Borough Council
Town Hall
Ripley
Derbyshire
DE5 3BT

Direct Dial: 0121 625 6870

Our ref: P01215351

6 August 2020

Dear Ms McLoughlin

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

KEDLESTON HALL, KEDLESTON, DERBY, DE22 5JH
Application No. AVA/2020/0653

Thank you for your letter of 21 July 2020 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application. Due to current restrictions we have not been able to visit the site, and the following advice reflects the fact that we cannot, therefore, be definitive in our assessment

Historic England Advice
The significance of Kedleston Hall and the historic registered park and garden is well documented - as a Grade I listed building the Hall is considered nationally to be of exceptional historic and architectural interest and character. The Hall is described by Pevsner as 'one of the most magnificent apartments of the C18 in England' and 'the most splendid Georgian House in Derbyshire, in extensive grounds'. The Grade I registered park and garden (RPG) is considered to be largely the work of Robert Adam- its layout closely conforms to Ingmans 1764 map. Described by the National Trust as a naturalistic pleasure ground, which blends seamlessly with the landscape and parkland beyond. The RPG is an important example of the picturesque approach embodied by the work of Lancelot "Capability" Brown.

The proposal is for garden shed located to the south of the north east pavilion, within the registered park and garden. We understand that this part of the pleasure grounds is used as a private family garden and that the boundary is proposed to be extended following discussions with the National Trust. A belt of planting is also proposed to provide further screening.

Having reviewed the supporting information, it is unclear from the accompanying Heritage Statement whether the proposed shed would be visible in key views from

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within the hall, pleasure grounds and surrounding parkland, resulting in harm to the significance of the registered park and garden. No photographs from key viewpoints appear to have been provided within the accompanying Heritage Statement and no assessment appears to have been made in relation to views from the adjacent areas of the pleasure ground (south of the hall), surrounding parkland and from within the hall. The statement does identify that the garden is largely screened by mature planting, but without any supporting photographs we are unfortunately unable to assess to what extent the area is currently screened or whether the proposed shed would be visually intrusive in key views. In particular, it is unclear what the impact of extending boundary and planting to the south would be and whether it would compromise any remaining views in this area. It is also unclear whether the proposed shed would be intrusive in views from the east.

Whilst we appreciate that the proposed shed is sited within the private garden, this is a sensitive area, in close proximity to the main hall. We therefore need sufficient information to be able to fully assess the potential impact of the proposal in this context. We understand that discussions have taken place with the National Trust in relation to the proposed siting of the shed and the additional planting intended to screen it from views from the west and the south. It would be useful to understand the other options for siting that were considered and ruled out, in order to ensure that the impact of the shed in any views in minimised.

As you are aware paragraph189 of the NPPF, requires applicants to provide sufficient information to enable an understanding of significance and therefore impact. On the basis of the submitted information, we do not believe that the application contains sufficient information to enable either Historic England or your authority to make a proper assessment of the significance of the heritage assets affected or the impact of what is proposed, as highlighted above. We therefore recommend that additional information is submitted to address this important issue.

Our advice is given in line with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, the Planning Practice Guidance and the Historic Environment Good Practice in Planning Notes 2-3.

Recommendation

Historic England has concerns regarding the application on heritage grounds as outlined above.We recommend that further information is submitted to address this important issue.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 189 and 190 of the NPPF.

THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk

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Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

[redacted]

Rose Thompson
Inspector of Historic Buildings and Areas
E-mail: rosemary.thompson@HistoricEngland.org.uk

cc:

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