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Dear Sir/Madam,

Ref: 24/01691/FP Erection of one self-build detached 6-bed dwelling including parking and landscaping and rebuilding of brick boundary wall | Land North East Of Dower House Hitchin Road Preston Hertfordshire

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting Temple Dinsley, a site listed by Historic England (HE) on their Register of Parks and Gardens at Grade II*, as per the above application. Our response is made without a site visit being undertaken.

Temple Dinsley is a Grade II* Registered Park and Garden (RPG) containing several listed buildings. The gardens around the house were designed by Lutyens in the early 20th century, at which time he converted the then Kitchen Garden into a Rose Garden. Subsequently, by 1924, the Walled Garden on the Preston Road, adjacent to the Dower House was laid out in its present form. The walled garden is on the slopes of a valley and has reciprocal views across the main mansion of Temple Dinsley as well as views to the Dower House, adjacent (formerly the garden's cottage and site of the glasshouses).

It has been designated a local heritage asset as part of the Preston Neighbourhood Plan and is an integral part of the Registered landscape, along with the gardens and parkland. Elements of the design, for example the mid-height garden walls with taller piers at intervals, echo elements in the Lutyens garden. However, the materials and construction of the Kitchen Garden walls is much inferior to the work in the house gardens and has collapsed in places. The interior of the garden has not been intensively cultivated as such since the estate was sold in 1935. Subsequently Scots Pine, felled in 2015/16, occupied the interior space, which is now vacant.

The proposals for building a house within this space would utilise a derelict area and the design of the proposed house and garden has been discussed in

detail with Hertfordshire Gardens Trust, at the suggestion of Historic England. We would support this proposal as the house and garden reflect the original strong cross-axes and the materials also reflect the vernacular materials, although it is itself of a good modern design. We consider the mix of formal and informal planting, along with wildflower roofs, as well as the proposals to reduce glare and light spill from the windows, to go some way towards our concerns about the harm which could be caused to the Registered Parkland and house gardens. However, we are concerned about the number of lights proposed for the garden, which could affect the views across the landscape from the house. We note that these have been assessed with a view to Sensitive Ecological Receptors but not the effect on heritage assets. Furthermore, we cannot find any details of the photovoltaic panels on the roof. We support the installation of these generally but as no details of their construction have been included, we are unable to assess their possible effect on the landscape from glare or reflection.

We would appreciate for further clarification regarding the areas highlighted, to enable us to fully assess the impact of the proposals on the significance of the RPG, as per paragraph 200 of the NPPF.

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

Yours sincerely,

Daniel Bowles

Assistant Conservation Casework Manager and Acting Conservation Officer