

**From:** Ben.Found@kent.gov.uk  
**Sent:** 20 June 2016 13:16  
**To:** Planning  
**Subject:** Y16/0342/SH - Howletts & Port Lympne Wild Animal Parks, Port Lympne, Aldington Road, Lympne

**To:** Paul Howson  
**Date:** 20 June 2016

**Ref:** Y16/0342/SH  
**Location:** Howletts & Port Lympne Wild Animal Parks, Port Lympne, Aldington Road, Lympne, Hythe, Kent CT21 4PD  
**Proposal:** Erection of a visitor lodge

Dear Paul

Thank you for your email consulting us on the above planning application. I am sorry for the delay in getting comments back to you.

In this instance I have no comment to make on the impact of the scheme on buried archaeological remains.

I note however that the application lies within the Grade II\* Registered Park and Garden of Port Lympne and close to the Grade II listed Trojan Staircase.

The application is accompanied by a Heritage Statement Addendum, which is very brief. The statement notes that the Grade II Listed Trojan Staircase is located "*some distance to the south east of the site of the [proposed] Tiger Lodge*" and goes on to state that the proposed lodge is situated "*at least 40m from the top of the flight*". The submitted drawings however show the lodge to be located considerably closer to the Grade II listed staircase than the documents suggest. Based on the submitted drawings it would appear that the lodge is in fact only around 27m from the top of the staircase and at its nearest lies only 7m from the terracing of the Grade II listed structure. As such I would strongly recommend that the views of your council's Conservation Officer are sought on the proposals. I would also expect the applicant to provide more information on the proposed lodge's impact on the setting of the listed staircase.

In addition to the proximity to the listed staircase the site also lies within the wider Grade II\* Registered Park and Garden of Port Lympne. No mention is made in the Heritage Statement of the garden's status as a high grade designated heritage asset. Whilst designation as a Registered Park and Garden does not introduce any separate consent system, it does mean that the significance should be a "material consideration" for the local planning authority when considering any proposed development affecting the garden or its setting. Where development affects a garden subject to high grade designation, such as at Port Lympne, then Historic England should be consulted (see <https://historicengland.org.uk/advice/planning/consents/consent/>). I would therefore suggest that their views are sought prior to determination of the planning application. I

would also suggest that the local Garden History Society – the Kent Gardens Trust ([info@kentgardenstrust.org.uk](mailto:info@kentgardenstrust.org.uk)) – is also consulted on the proposals.

I hope that the above comments are helpful and would be pleased to discuss further.

Kind regards  
Ben

**Ben Found** | Senior Archaeological Officer | Heritage Conservation | Kent County Council | Invicta House, County Hall, Maidstone ME14 1XX |

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