



Historic England

Ms Charlotte Meynell
Canterbury City Council
14 Rose Lane
Canterbury
Kent
CT1 2UR

Direct Dial: -

Our ref: P01606918

29 April 2026

Dear Ms Meynell

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

**ROSEMARY LANE CAR PARK ROSEMARY LANE CANTERBURY KENT
Application No. CA/26/00495**

Thank you for your letter of 10 April 2026 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.

**Historic England Advice
Summary**

Overall, we welcome the redevelopment of the brownfield car park site. The development offers an opportunity to improve the negative impact of the car park in the townscape and reinstate development of characterful design and a fine grain.

Our advice here relates to our assessment of the proposed development on highly designated heritage assets. This includes the Worthgate Character Area of the Canterbury City Centre Conservation Area, which is the focus of our advice. This is because it represents the historic place more fully, incorporating many of the other designated heritage assets within it.

Significance

The Worthgate Character Area is the south-western segment of the medieval walled city. The area is significant for its survival of important physical remains which help tell of Canterbury's medieval ecclesiastical and defensive history. The striking Norman flint castle and medieval city wall fortify the south approach to the city enclosing Dane John Gardens (NHLE ref: 1003780), the Grade I listed medieval Church of St Mildred (NHLE ref: 1085039) and Poor Priests Hospital (HER No: 1259898). The surviving medieval street pattern and fine grain is exceptional, and this intimacy is appreciable on Stour Street.



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The 19th century buildings radiating from Castle Street and Stour Street are less significant but tell of the area's expansion and industry. The conservation area appraisal identifies an important kinetic view along Stour Street to the cathedral, which ties the area to its wider townscape as dominated by the magnificent landmark. This view adds to the area's aesthetic value.

The potential impact of the proposed development

The main impact of proposed development within the Worthgate Conservation Area would be the loss of a more open space to a high-density development of up to four storeys. As a result, the area would become more enclosed in character. However, the current car park is not one of the green amenity spaces which are important for the Character Area. Loss of this space would therefore be a relatively limited adverse impact on the significance of the Character Area. Conversely, there is the opportunity to provide a beneficial impact through reinstating a more historic, fine urban grain.

The site is relatively contained, and the buildings do not substantially rise above the neighbouring streetscape. The appropriate scale, roof form and indicative detailing appear to reduce the potential for harm. The views provided demonstrate that there is likely to be a limited impact both on the townscape and on individual heritage assets.

Policy that is most relevant to this application

Section 16 of the National Planning Policy Framework (NPPF), Conserving and Enhancing the Historic Environment, sets out policies for decisions governing change in the historic environment. Paragraph 210 c) states that in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (paragraph 212).

Any harm to, or loss of, the significance of a designated heritage asset should be avoided or minimised (paragraph 208). Any harm should be clearly and convincingly justified and weighed against the public benefits associated with the proposal (paragraphs 213 and 215).

Historic England's position on the proposed development

We welcome the redevelopment of the brownfield car park site within the Worthgate Character Area of Canterbury City Centre Conservation Area. The development offers an opportunity to improve the negative impact of the car park in the townscape and



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reinstate development of characterful design and a fine grain.

The mass is handled successfully by breaking the development into blocks of varying plots, to give the illusion of an organic historic development aligned with nearby streets.

The different building typologies are characterful and offer contextual and vernacular design, meeting the aspirations of paragraph 210 c) of the NFFP. The proposed weaver's house corner block between Stour Street and Rosemary Lane is a thoughtful nod to the area's seventeenth century textile industry.

Through the implementation of a sensitive design approach that respects the scale, massing, and visual character of the locality of the proposed development, we are encouraged to see that a considered approach has been taken to reduce the impact on the nearby Listed Buildings (such as those adjoining in Castle Street) and the wider Canterbury City conservation area.

Recommendation

Historic England welcome the redevelopment of the brownfield car park site. The development offers an opportunity to improve the negative impact of the car park in the townscape and reinstate development of characterful design and a fine grain.

If your Council concludes that the public, including heritage, benefits outweigh the harm, we recommend that conditions are added to control the finer details of work, such as the materials palette, joinery details and landscaping to further minimise any remaining harm.

Your authority should take these representations into account and seek to avoid or minimise harm to the historic environment. If there are any material changes to the proposals, or you would like further advice, please contact us

Yours sincerely

Ross Crayford

Inspector of Historic Buildings and Areas



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