East Riding of Yorkshire Council

By email only planning@eastriding.gov.uk

For the attention of Ms Malin Kaastad

8 October 2026

70 Cowcross Street
London EC1M 6EJ
Telephone: (+44/0) 207 608 2409
Email: enquiries@thegardenstrust.org
www.thegardenstrust.org

Please reply to:
consult@thegardenstrust.org

Dear Ms Kaastad,

26/02461/PLB Listed Building Consent for the replacement of biomass boiler and flue with a 100kW biomass (woodchip) boiler and associated external stainless steel flue located in the boiler house within the ancillary service range to the rear of the hall (Retrospective): Houghton Hall, Houghton Lane, Sancton, East Riding Of Yorkshire, YO43 4RE

Thank you for consulting the Gardens Trust (GT) in its role as Statutory Consultee on Planning Applications, on the above Listed Building Consent application which may have a material impact on the significance of Houghton Hall, an historic designed landscape of particular significance which is included by Historic England on the Register of Parks and Gardens (RPG) of Special Historic Interest at Grade II. The inclusion of this site on the statutory register requires great weight to be given to its conservation in accordance with the National Planning Policy Framework (NPPF) 2026 Paragraph HE6.

The Register entry describes Houghton Hall RPG as Park and pleasure grounds laid out in 1768 to the design of Thomas White, possibly incorporating existing parkland features.

Please note the following comments are made on behalf of the Gardens Trust and Yorkshire Gardens Trust, whom we work with very closely for their local knowledge.

We have studied the Design, Access and Heritage Statement submitted with the application and accept that previous flues have also been in this location. The new stainless steel flue is only visible from the rear garden and the service yard areas of the RPG however, we would advise that, as noted in the Heritage Statement, the flue should now be finished in black to further reduce its visual impact and thus the very low level of harm resulting to the significance of the RPG. We consider that these works would then meet the requirements of NPPF Paragraphs HE5 and HE6.

We confirm we have no further comments to add.

Yours sincerely,

Alison Allighan BSc (Hons) MSc CMLI
Conservation Officer

cc Yorkshire Gardens Trust

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