



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

Vice-presidents: Lady Legard, Peter Goodchild, Nick Lane Fox

www.yorkshiregardenstrust.org.uk

Stella Spriggs
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31 May 2025

Dear Ms Spriggs

25/01981/LI Listed building application for the conversion of existing dwellinghouse into two dwellings; associated external and internal alterations including new stone slate roof to match existing; new rainwater goods and guttering to match existing; new external waste pipes to match existing; external structural repairs including stitching of the facade; new timber framed, double glazed, painted windows to all openings; new timber framed, double glazed, painted doors to all openings; replacement and light fittings to doors and ground floor; alarm box to first floor; external works including the provision of dedicated parking spaces, pathways and patios; internal works including the infill of an existing doorway to split the existing dwelling into two separate dwellings; and internal structural repairs including a new concrete floor slab in a ground floor reception room, a new steel beam in a first floor bedroom, replacement of rafters

I apologise for the delay in responding, but the consultation only arrived with YGT on 29 May. We have discussed this application with our colleagues at the Gardens Trust (their response dated 30th May) and we appreciate their response. The GT agreed that, with our local knowledge, YGT would make an additional response; YGT are responding to this application only because of the potential impact of external alterations to the building as an object inside Harewood Registered Park and Garden.

1. We have no objection to the principle of splitting Home Farm into two dwellings, and support the practical notion of bringing the presently underused building back into current use as a good way to preserve the building's fabric and the coherence of its appearance in relation to the RPG.
2. We support the responses of your Conservation Officer, Historic England and the Georgian Group in relation to the possible adverse impact of the external alterations on the appearance of the building inside the Registered Park and Garden.
3. Future plans for the estate include making a public path through, and thinning of, the woodland to the east, connecting the new play area and the tree house to the north, potentially rendering Home Farm visible to public view.
4. Other estate development plans might include more public access to the south of Home Farm, again opening up the possibility of a heightened degree of visibility from public areas.

5. We think it would be beneficial to the important south frontage, with the 18C garden pavilion, to make that area of hard landscaping look somewhat separate from that in front of the 19C additions.
6. We note and support the new York stone paving to match existing, gravel and stone dwarf wall.
7. In view of the proliferation of box tree moth (*Cydalima perspectalis*) in the area and the difficulty of controlling it in an environmentally friendly manner, we suggest it might be sensible to rethink the introduction of new box hedging.

Yours sincerely

Chris Webb
Chair, YGT

cc. Kristof Fatsar, Landscape Architect North of England, Historic England
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