



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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

www.yorkshiregardenstrust.org.uk

Mrs Val Hepworth

Trustee

Conservation and Planning

Ms Emma Howson
Planning and Development
(Formerly Harrogate Borough Council)
North Yorkshire Council

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28th April 2023

conservation@yorkshiregardenstrust.org.uk

Dear Ms Howson

6.95.283.G.FUL 23/01026/FUL DCCONLEG 6.95.283.H.LB ZC23/01293/LB Part demolition of existing greenhouse and erection of larger building to form Home office / Gym to serve Gardeners Cottage, Gardeners Cottage, Allerton Lane Allerton Park Knaresborough North Yorkshire HG5 0SE

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting Allerton Park, a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application, at grade II. (List Entry Number 1000402). The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites and is authorised by the GT to respond on GT's behalf in respect of such consultations.

The area for this proposal lies in the south-west corner of the estate within the registered boundary and close to Allerton Grange which is immediately outside the registered boundary. The c.3ha rectangular brick-walled kitchen garden is of c. 1770 and Listed Grade II with the accompanying Gardeners Cottage on the north-western boundary of a triangular section of the walled garden immediately north of the main kitchen garden. The detached freestanding greenhouse range that is the subject of this application lies opposite the Gardeners Cottage on the north-eastern wall of the triangular section of the walled garden and is included on the OS map of 1893. The western greenhouse attached to the north wall has been repaired whilst the eastern freestanding greenhouse is now dilapidated. We are unsure as to its original function as we have not been able to visit the site. It is a less complex structure than the restored greenhouse and the roof seems to be of a shallower pitch.

Our concerns, relative to the proposal being part of the registered park and garden, are that the application is for an almost a third longer building, it is considerably higher than its own back wall and that of the north wall of the triangular section of the walled garden where it is situated. It will not be a greenhouse – the slope of the roof is radically altered in gradient and the glazing removed to form a natural slate roof with three rooflights, and it is likely that the work will result in a total demolition as the remaining wall may well collapse during the work. The proposed use is very similar to the last refused proposed domestic annex: 22/02693/FUL 22/04271/LB.

However, the proposal is designed to echo the bothies and is comparable with the converted bothies now holiday lets on the north wall of the main walled garden. We note the materials and trust that existing and matching bricks will be used.

We advise that if this application is agreed that there should be a full photographic record of both the inside and outside detail lodged with the SMR, and that the existing bricks are used on the section of the old part of the building with new bricks on the remainder to match the existing. This will go some way to respecting the original structure and in view of the considerably heightened back wall that will be visible from the registered park, make it more sympathetic.

We trust that our advice will be helpful in your authority's determination, in which case the Gardens Trust and Yorkshire Gardens Trust would have no objection.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

cc. Historic England e-yorks@historicengland.org.uk; Conservation@ the Gardens Trust