



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

Planning and Development
Harrogate Borough Council
PO Box 787
Harrogate HG1 9RW

planningconsultation@harrogate.gov.uk

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conservation@yorkshiregardenstrust.org.uk

Dear Sir/Madam

6.95.283.E.FUL 22/02693/FUL PLANNING APPLICATION Conversion of existing Greenhouse to Annex. Gardeners Cottage Allerton Lane Allerton Park 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. 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 existing greenhouse that is the subject of this application lies opposite the Gardeners Cottage on the north-eastern wall. The truncated photograph indicates the traditional glazed roof of a lean-to greenhouse in reasonable order with an opening casement visible, the back wall lime-washed and a chimney connected with the heating arrangements, presumably indicating that the greenhouse has been used as a hot house for tender plants. The top of a brick-arched opening is visible in the bottom right-hand corner of the front brick wall, possibly for a vine.

The greenhouse is part of the significance, design and function of the historic kitchen garden of Allerton Park.

We would like to make the following comments:

The greenhouse is completely separate, and a distance away from the Gardeners Cottage. It is not an annex. The proposal is for a totally self-contained dwelling.

It is not a conversion – only the base wall remains and that has two new double door openings formed and two end doors infilled. The slope of the roof is radically altered in gradient and the

glazing removed to form a natural slate roof with two rooflights. The elevations are completely altered to form what is in essence a new bungalow.

The proposal in appearance totally destroys that of a greenhouse in a walled garden.

There is no indication of access, egress and parking.

There is no heritage statement and we are unaware of any application for listed building consent.

In our view the application does not address the requirements of NPPF (July 2021) paragraphs 194, 195, 199 and 200.

We object to this application and advocate refusal.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

cc. Chris Mayes, Landscape Architect North of England, Historic England
e-yorks@historicengland.org.uk; Conservation@ the Gardens Trust