



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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

www.yorkshiregardenstrust.org.uk

Planning Officer
City of Doncaster Council
and Mr Peter Lamb
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Mrs Val Hepworth
Trustee
Conservation and Planning

20th September 2024

conservation@yorkshiregardenstrust.org.uk

Dear Sir/Madam and Mr Lamb

Ref: 24/01376/FUL and 24/01377/LBC Listed building consent for demolition of existing bathroom extension and outbuildings and erection of a new single storey rear extension, exterior repair/replacement works and rebuilding of yard wall and gate | Bilham Lodge Street Lane Bilham Doncaster DN5 7DW

Thank you to Peter Lamb, Principal Planner (Design and Conservation) City of Doncaster Council for consulting the Yorkshire Gardens Trust regarding an extension to Bilham Lodge that once served Brodsworth Hall and its estate at one of its approaches. The Yorkshire Gardens Trust (YGT) is a member organisation of the Gardens Trust (GT), Statutory Consultee 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.

Brodsworth Hall is a site included by Historic England (HE) on their Register of Parks & Gardens, Registered at Grade II* (List No 1001250). The gardens and landscape park were created as the setting for a new Italianate style country house, Brodsworth Hall (1861-3, Listed Grade I, List No 1191614), replacing a demolished 18th century house a short distance to the north. The gardens were largely constructed between 1861 and 1868 and today are a rare example of high Victorian gardening in the 'Gardenesque' style.

We understand that this is likely to be the only lodge that has ever been built for the estate and was probably added when the Hall was rebuilt in the 1860's or soon after. The nearby gate posts which probably served the earlier iteration of Brodsworth Hall are listed although the actual lodge is not listed. Given that Bilham Lodge is associated with the Hall and was in the same ownership at time of the original listing of the Hall, it would be considered a curtilage building to the Hall, but the Register entry does not include the lodge or nearby grounds. It is however in the Brodsworth Conservation Area.

The Lodge is currently vacant and in a deteriorating state but despite the condition and the existing bathroom extension it is an attractive building and significant as the lodge for Brodsworth Hall with its highly designated heritage assets. So proposed changes should be sympathetic.

We have not been able to make a site visit, but we note the details of the Design, Access and Heritage Statement and the report from your authority's Planning Policy and Environment Design and Conservation Officer, Peter Lamb with its suitable advice. We have noted from the photograph of the

south-west elevation p3 of the Design, Access and Heritage Statement that there appears to be the remains of estate parkland fencing, which is what we would expect, and we suggest that this should be repaired and that this type of boundary treatment incorporated elsewhere if appropriate.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

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