



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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

www.yorkshiregardenstrust.org.uk

Ms Karen Hood
Planning Regulation Support Officer
Ryedale District Council

Mrs Val Hepworth
Trustee
Conservation and Planning

conservation@yorkshiregardenstrust.org.uk

25th July 2022

Dear Sir/Madam

22/00641/FUL Change of use, alteration, partial rebuilding and extension of agricultural buildings to form 1no. five bedroom dwelling (Barn 1) to include excavation and formation of a lower ground floor level forming the main accommodation area and external courtyard area together with substantial rebuilding of a detached adjacent agricultural building (Barn 2) to form a plant/storage room and garaging and associated landscaping, Land At Village Street Ganthorpe Malton

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens. In this case Castle Howard that is registered at Grade I. 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 proposals are for two barns, one of which is in poor repair (Barn 1) and one would essentially be a rebuild (Barn 2), at a site known as The Paddocks accessed by a track from the Ganthorpe to Bulmer/Welburn road. The Paddocks is just to the west of a section of the registered boundary (at Paddocks Wood) of Castle Howard where the Yorkshire Arboretum is situated. It is also within the Howardian Hills AONB, in an area of open countryside. The Yorkshire Arboretum is run as a joint enterprise between Castle Howard Estates and Royal Botanic Gardens, Kew. Covering 128 acres it comprises more than 6,000 trees, including some that are rare or endangered.

We have found the documents very difficult to read including the text on the Design and Access Statement. However, we understand that there is a stone wall and trees along the boundary to the registered park to the east apart from at one point next to the road. The proposed development will be visible from the public road although the proposals are for a partially buried/sunken house with rebuild of the existing barn to form a garage, which should help to minimise any impact on the landscape.

However, we have not been able to discern any proposed landscaping. What is being proposed to mitigate extra car parking, bins and other facilities that will be expected by those living in the proposed house? Is there to be a garden area? This will require change of use permission for any of the agricultural land that is to become domestic garden land. We also query whether photovoltaic or solar panels are to be installed. These should not be on roof pitches. We expect that all above ground changes

or structures will only be permitted by specific approval of your authority. Additionally, we have not noted any evidence of an ecological survey/proposals such as the inclusion of any barn owl, bird and bat boxes to enhance the site.

The Gardens Trust and Yorkshire Gardens Trust consider that any harm to the registered park and garden and the Yorkshire Arboretum will be minimal if the concerns that we have outlined above are carefully addressed.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

cc. Chris Mayes, Landscape Architect North of England, Historic England
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