YORKSHIRE GARDENS TRUST

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Mr Peter Lamb
Principal Planner (Design and Conservation)
City of Doncaster Council

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9th November 2026

Dear Mr Lamb

26/01647/FUL Erection of single greenhouse, (RETROSPECTIVE), Cusworth Park, Back Lane, Cusworth, Doncaster, DN5 7TU.

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 (RPG) - Cusworth Park, a landscape park laid out 1761-5 by Richard Woods, registered 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.

Cusworth Park as laid out by Richard Woods, was designed to provide the setting for Cusworth Hall (listed grade I) and much of his work survives. It lies within the Cusworth Conservation Area. The Walled Kitchen Gardens are part brick and part stone-walled and lie 200m east of the Hall. They have been partially infilled with housing, but the three sections of the central area remain – Bowling Green, Flower Garden and Hall Garden. The walled garden is used by staff, volunteers, educational groups and visitors attending organised open days and events, and as part of the Cusworth Hall and Park estate, are significant heritage assets for the residents of Doncaster MBC and this part of Yorkshire.

The good documentation explains the background and assessment for this retrospective application which seeks to reinstate a historic horticultural function within the walled garden through the installation of a high-quality traditionally designed greenhouse located on the footprint of a former Peach House that occupied the site until at least 1952. We understand that the proposal has been developed with careful regard to the conservation and enhancement of the historic significance of the park and garden and is considered to represent a positive heritage intervention.

The 1st Ed OS 6":1mile map for Yorkshire sheet CCLXXV, surveyed 1849 published 1854 for Cusworth Hall shows walled gardens in the present location with a glasshouse range in the north-west compartment that is now built on. There doesn't appear to be a glasshouse in the compartment of the proposal at that time.

OS 25":1mile Yorkshire I.16 surveyed 1890, published 1892 shows a glasshouse range against SW facing wall with what appear to be two rows of cold frames nearby at right angles to the glasshouse range. This is the area of the proposal, and the structures are shown on the revised map 1904 published 1906 and revision 1928 published 1930. The larger glasshouse range shown on the 1st Edition OS map is also marked. By the 1904/1906 OS map there are several more glasshouses in

the north-west area – this may have also been the ‘frameyard’ for the horticultural work of Cusworth Hall.

We understand from the Heritage Statement: 6. Impact Assessment - Impact Upon Historic Character, Impact Upon Historic Fabric.
The greenhouse has been designed to minimise intervention into historic structures. No significant demolition or alteration of historic fabric is required. The existing boundary wall remains fully visible and readable from within the greenhouse. The greenhouse does not conceal or remove historic masonry and is attached using limited and reversible anchor fixings. A small sympathetic section of brickwork approximately 600mm in height, together with lead flashing fixed using traditional lime mortar techniques, has been introduced solely to ensure weatherproof integration with the structure. The impact upon historic fabric is therefore minimal.

Impact Upon Setting. *The greenhouse is enclosed within the historic walled garden and consequently has very limited visibility from the wider park. Only the uppermost section of the structure can be seen from a small number of neighbouring residential properties. The use of a muted heritage colour, traditional form and high-quality materials ensures that the structure integrates comfortably into its surroundings. The proposal therefore causes no harm to the wider setting of the listed park.*

We appreciate the heritage benefits, educational value and enhanced visitor experience that this addition to the reworking of the Hall Garden at Cusworth Hall will achieve.

Considering the NPPF (September 2026), we conclude that this retrospective planning application is supported by HE5 2a and HE6 2. The Gardens Trust and Yorkshire Gardens Trust have no objection.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

cc. Dr Kristof Fatsar, Historic England; the Gardens Trust