



YORKSHIRE GARDENS TRUST

President: Countess of Harewood

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Dear Ms Spriggs

23/07231/LI 23/07230/FU Retrospective application for works including new external terrace, footpath and hardstanding to front; new stone dwarf wall and repairs to existing retaining wall with steps to rear garden access; new window to first floor; front door opening enlarged; stainless steel flue serving wood burner; two rooflights to rear; Internal reorganisation including new stairs and removal of existing ceiling joints to form full height living room Harewood Estate Knap Yard Harrogate Road

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens – Harewood House Registered 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.

3 Knap Yard lies within the Grade I Registered Park and Garden (RPG) surrounding Harewood House and thus lies within a historic designed landscape considered to be of international importance. This consultation is for a retrospective application for works to a Grade II Listed Building. The completed works (started 01/06/2020) do not wholly comply with previous planning approvals 19/03536/FU and 19/03536/LI. We have not been consulted on any previous planning applications for this location.

The Heritage Statement Introduction writes that 3 Knap Yard is part of a group of residential properties forming an open quadrangle to the west of Harewood Yard. The list entry, reproduced in the Heritage Statement, describes a row of 3 estate workers cottages and attached linking outbuilding, mid-late 18th century by John Carr and suggests that part of the reason for listing was the John Carr design as part of a 'balanced composition' with the other cottages nearby. However there doesn't seem to be a history of this group of buildings.

We also know of the group of buildings as 'Managerie Cottages' and in the current Pevsner volume for 'Yorkshire West Riding: Leeds, Bradford and the North' (Peter Leach 2009, p.304) it is referred to as the 'Menagerie'. This suggests that it was possibly once a menagerie and might have been designed and built as such. In this case the setting of these buildings is likely to be an integral part of the layout around them.

We do not consider ourselves qualified to comment on the internal works but would like to make the following points about the external elements:

We note the new black coated flu and ventilation cowls and two new small, black-framed roof lights, are all on the north elevation. These should not have an impact on the RPG.

However, we do have some concerns about the new landscaping to the south elevation (front) that directly impacts and changes the setting of this group of buildings within the designed landscape. The photographs from 2019 in the Heritage Statement show a simple cottage garden with stone flagged path to the door and wooden picket-type fence.

The Design and Access Statement- 'Proposed (2020 works to date): Externally the front garden has been remodelled to gain "level" access to the front door and the provision of a car park area as close to the front door as possible. A new diagonal stone path runs from the parking area to the level terrace which provides both access and an amenity space to the south facing side of the cottage.'

The Application Form includes the following: 'Boundary treatments (e.g. fences, walls) Existing materials and finishes: timber picket fence to garden perimeter (south side). Proposed materials and finishes: Timber picket fence to fenced off garden area to match existing. Type: Vehicle access and hard standing. Existing materials and finishes: grassed area. Proposed materials and finishes: tarmac hardstanding for accessible car use.'

Apart from the above information that we find somewhat confusing, there does not seem to be a proper recognition of the setting of the listed cottage which we think is a relevant consideration. Rather the application looks at the affected property in isolation from its surroundings. The significance of the settings of historic buildings is important and particularly in the context of a Grade I RPG.

There needs to be further assessment of the impact of the changes that have been made and we strongly support your authority's Conservation Team Report that a site visit is required to assess the retrospective proposals to the Grade II listed building carried out contrary to approvals in place (19/03537/LI & 19/03536/FU).

Yours sincerely

Val Hepworth
Trustee Conservation and Planning
cc. Yorkshire and the North- East, Historic England; The Gardens Trust