



# YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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[www.yorkshiregardenstrust.org.uk](http://www.yorkshiregardenstrust.org.uk)

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20<sup>th</sup> October 2022

Dear Ms Gallagher

**21/00322/FULL Full Planning Permission for Redevelopment of Potting Shed to be Used for Tourist Accommodation, Storage Building to Gardener's Office, Plant Room and Shed and Repair of Stone Wall (Part Retrospective) at Middleton Lodge, Kneeton Lane, Middleton Tyas, Richmond, North Yorkshire, DL10 6NJ**

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development that could affect a site included by Historic England (HE) on their Register of Parks & Gardens – Middleton Lodge at Grade II, (list entry number: 1001699). 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.

Middleton Lodge, (Listed Grade II\*, list entry number 1317085), was designed by John Carr of York and built between 1777 and 1780 for the barrister George Hartley with the grounds being laid out at a similar time in the English Landscape Style. The Registered Park and Garden (RPG) of c 67ha consists of pleasure grounds, formal gardens, landscape park and walled kitchen garden with orchard and ancillary buildings.

The site for this planning application lies within the RPG, to the south - west of the walled garden and within the orchard. The proposed development comprises the part retrospective redevelopment of an existing potting shed that has been derelict and its change of use to tourist accommodation, as well as the redevelopment of a storage room which would be used as a gardener's office and shed, and the repair of a stone wall. The potting shed is located to the immediate west of the storage building. A small garden is proposed to the south of the redeveloped potting shed, bound by a low and curved stone wall. The potting shed would provide one bedroom. It is proposed that the overgrown ivy is removed to mitigate further damage to the site. The redeveloped storage room is proposed to be used for a gardener's shed, gardener's office, and plant room. Each use would be allocated to its own separate room and would support the maintenance of the orchard and wider Estate. A part of the stone wall to the rear of the storage room would be repaired. A door opening would also be installed in the wall to the immediate north- east of the gardener's office.

We note that the documents are all dated 2021. This is the Gardens Trust first consultation on this planning application.

It is a well-documented application and having been out on site today we can confirm that the works are seemingly completed and appear to be to a pleasing standard. It is sympathetic to the historic character of the site. The other works are to also to a pleasing standard with site appropriate materials. The orchard is being managed as a floriferous meadow and planted with older varieties of fruit trees. The whole area has been sensitively enhanced and can be enjoyed by the visitors staying in the accommodation.

The Gardens Trust and Yorkshire Gardens Trust have no objection to this planning application.

Yours sincerely

Val Hepworth  
Trustee Conservation and Planning

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