



YORKSHIRE GARDENS TRUST

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Mrs Val Hepworth
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20th October 2022

Dear Ms Gallagher

21/00323/FULL Full Planning Permission for Provision of Four Shepherd Huts to be Used as Tourist Accommodation 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.

The Registered Park and Garden (RPG) at Middleton Lodge, although relatively small has all the characteristics of a designed estate (c.1780) in the English Landscape Style and complements Middleton Lodge (Listed Grade II*, list entry number 1317085), designed by John Carr of York. The designer of the park and garden has not been determined but John Foss of Richmond may have been involved. It was laid out at a similar time to the building of the Lodge for the barrister George Hartley. The RPG of c 67ha consists of pleasure grounds, formal gardens, landscape park and the 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 with the shepherd's huts being positioned where trees are less dense. Each shepherd hut would accommodate one bedroom, a seating area, a bathroom, and would be loaded on wheels. Materials used in the design of the shepherd's huts include wooden timber for the main build, doors and windows, and curved metal for the roofs. The four shepherd's huts would be accessed via a wood chip path which would be able to be reached by the internal road network at Middleton Lodge Estate near the former dog- house. Tree planting within the orchard would also be provided as part of the wider regeneration plan, as well as replacement of the existing fence line to the north- west of the orchard with a stone wall, which is subject to a separate planning application. This would create wind and cold protection for the orchard.

Although shepherd's huts would not historically have been part of the Middleton Lodge estate, in conservation terms they are moveable and removeable structures and would provide accommodation of a low-key external appearance within the orchard. There would be very little impact on the

significance of the RPG and we have no objection. However, it should be noted that the replacement of the four shepherd's huts with more permanent structures would have a significant impact and would need to be the subject of new planning proposals.

Having been out on site today we can confirm that the shepherd's huts and associated works appear to be to a pleasing standard. 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 various accommodation associated with the orchard.

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

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

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