



YORKSHIRE GARDENS TRUST

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Mr M Grainger
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Dear Mr Grainger

2022/0003/FUL Conversion and change of use of ancillary building including new side extension to form one dwelling Moreby Hall, Moreby, Stillingfleet

Thank you for another consultation regarding the garage/ancillary building at Moreby Hall. The Gardens Trust (GT) is the statutory consultee with regards to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens – in this case Moreby Hall registered grade II with the house listed 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. YGT has liaised with the GT and is authorised by the GT to respond to this consultation.

This single storey garage probably dating from towards the end of the 19th C is constructed of brick with a part hipped roof and is immediately east/south-east of Moreby Hall and its Service Wing. Although unlisted it is within the curtilage of the grade II* listed Moreby Hall and located within the grade II registered historic park and garden and within the Green Belt. It may have had a storage function or been used for livestock or as a fodder store.

Moreby Hall was erected on the site of an earlier house for the Preston family, well-known merchants and bankers from Leeds, in 1828-33. It was only the second country house by renowned architect Anthony Salvin (1799-1881), designed shortly after he had gone to live in London where he worked for many years with his brother-in-law the significant landscape gardener William Andrews Nesfield, and the architects John L Pearson and R Norman Shaw.

The garage is highly visible on the approach to Moreby Hall from the current access point as well as along the public road and from within the parkland.

The previous application for the garage/ancillary building is ref: 2020/0427/FUL and on file you will have our responses to the original application documents (our response dated 19th June 2020) and to the amended plans (our response dated 11th September) and again our response of 24th February and 17th May 2021 where we added further comments. We objected to the planning application and in our letter of 17th May wrote:

‘We refer you to our comments and concerns in our letter of 24th February. We have noted Selby DC Conservation Officers advice of 24th March 2021 regarding the potential impact of having domestic

curtilage round a building that is essentially within the park and was not designed or built to be a habitable dwelling. We defer to the expertise and advice of your Authority's Conservation Officer regarding this re-consultation.

We request that if permission is granted that there is an agreed landscape plan by a historic specialist for the areas surrounding the development to reduce the impact of the domestic curtilage on the registered historic park and garden. We also request that Selby DC removes permitted development rights, so that residents would need planning permission for those changes that usually fall under permitted development rights.'

The Gardens Trust and Yorkshire Gardens Trust were notified of the refusal of 2020/0427/FUL on 22nd October 2021. The reasons for refusal on 22 Oct 2021 in Planning Officer's Report are as follows:

01. The proposed development would lead to less than substantial harm to the significance of a designated heritage asset, namely the Grade II* listed Moreby Hall, and harm to the Grade II registered historic park and garden. When the harm is weighed against the public benefits of the scheme, it is considered that the proposal is unacceptable, as the public benefits identified would not outweigh the harm. The proposal is therefore contrary to Policies SP18 and SP19 of the Core Strategy, saved Policies ENV16 and ENV24 of the Selby District Local Plan, S66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 and national policy contained within the NPPF.

We fully support these reasons for refusal.

We note that the Planning Case Report for **2022/0003/FUL** is dated 22nd April 2020 (ie predates all our previous responses for 2020/0427/FUL) and at 4.0 and following it notes '... seek the conversion, extension and change of use of the building to 1no dwelling. ...The proposed property is 1no bedroom and openings as part of the proposals have been kept to a minimum to ensure the character of the existing building is retained. The extension will essentially facilitate a kitchen and living room and have also been designed to remain subservient to the existing building. 4.3 The proposals have sought to be undertaken in a sympathetic manner and grant of Planning Permission and Listed Building Consent would ensure the long -term survival of this building. In addition, the proposals will assist in the viability of the Main Hall conversion which will ensure the Grade II* Listed Building extension.'

We find it difficult to understand that the conversion of the garage/ancillary building will be important for the viability of Moreby Hall itself.

We find that this planning application is similar to the re-consultation for 2020/0427/FUL and having studied the documents, (and the 'Gardeners Cottage' proposed layout plan would have benefitted from nothing), we remain concerned about the conversion and change of use and its impact on the setting of Moreby Hall and the registered parkland. The plans show the south elevation which overlooks the parkland, with patio doors onto a paved patio, seven windows and three rooflights and very limited planting to the short eastern boundary. We recommended landscaping in our previous responses (see above) but the further outline planting on the longer eastern boundary and south of the vehicle parking is similarly indeterminate and poor. The area of glass on the south elevation will result in the structure being highly visible within the parkland and from the public road, the B1222. There will be light pollution from artificial light from inside the building which would draw attention to the structure. The proposal to create a dwelling will potentially result in additional harm to the setting with the possibility of a garden area, play equipment, bins, and washing lines. We are also concerned that in the future there may be pressure for incremental and inappropriate changes to enlarge the garage/dwelling.

We find it difficult to determine any proposed changes post the refusal of the previous application and defer to the expertise of your Authority's Conservation Officer and request that if permission is

granted that Selby DC removes permitted development rights, so that future residents would need planning permission for those changes that usually fall under permitted development rights.

Yours sincerely,

Val Hepworth
Trustee and Chairman Conservation and Planning

Cc. John Stonard, Team Leader Development Advice, Yorkshire and the Northeast Historic England;
conservation at the Gardens Trust