



# YORKSHIRE GARDENS TRUST

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27<sup>th</sup> January 2024

Dear Ms Walsh

**ZC23/04555/FUL Rationalisation of the existing Estate yard at Fountains Abbey including installation of concrete storage bays and retention of storage containers (part retrospective). Fountains Abbey Estate Yard, Adjacent To Chestnut Cottage, Studley Royal, Ripon, North Yorkshire, HG4 3BB**

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 – Studley Royal at 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.

The Estate Yard lies immediately within part of the northern boundary (B6265 road) of Studley Royal with Fountains Abbey World Heritage Site (NHLE1000094) and Studley Royal Registered Park and Garden at grade I (NHLE 100410). It is between Chestnut Cottage and Studley Royal Garden Centre and approximately 124m north of Studley Royal House (Listed grade II\* as High Stables). This area has served as the Works Yard from before 1983 when the Studley Estate was purchased by the National Trust and continues to serve as a base for the property maintenance team and rangers. It is largely screened from the wider setting of the World Heritage Site/Registered Park and Garden (WHS/RPG) and listed buildings by the high boundary wall, fencing and trees to the south-east and south and the natural topography.

This planning application refers to two areas within the Estate Yard:

Area A – Four Blockwork Concrete Storage bays: These are at the northern edge of the Estate Yard and will involve some limited excavation.

Area B – Retention of storage containers: It is understood that these containers have been located in the estate yard for a number of years and are essential for the operation of the wider estate. It appears that the containers do not currently benefit from planning permission and therefore the National Trust are seeking retrospective consent to retain these three containers within this location.

The very good Heritage Statement, and the Planning Design and Access Statement explain and assess the significance of the application site, wider context and impact of the proposals, and the design principles and concepts.

We understand that the height of the construction work has been limited so that the new builds will not be visible over the northern park boundary wall. Although in a sensitive location within the World Heritage Site, the Estate Yard is small, at the northern periphery of the estate, and screened from public view.

We agree that the proposed works are of limited impact, and will not generate harm to the significance of the site, its wider heritage context or the Outstanding Universal Value (OUV) of the WHS. There may be some, but very limited archaeological impact, but this will be addressed by the mitigation identified in the Heritage Statement. We consider that the application meets the requirements of the NPPF (December 2023).

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

Yours sincerely,

Val Hepworth  
Trustee Conservation and Planning

Cc Yorkshire and the Northeast Historic England; conservation@ the Gardens Trust