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April 8th 2026

To Whom It May Concern

26/01723/FU

**Retrospective planning permission for the regularisation of the flue, fire pit,
external fixtures and lighting bollards
Harewood Estate Thehovels Harewood Estate Otley Road Harewood Leeds
LS17 9LR**

Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which may have a material impact on the significance of Harewood House, a Grade I registered park and garden (RPG) included by Historic England on the Register of Parks and Gardens of Special Historic Interest. The inclusion of this site on this statutory register requires great weight to be given to its conservation. We have liaised with our colleagues in the Yorkshire Gardens Trust and their local knowledge informs this joint response.

We note that the listing details the RPG as a "Gardens and pleasure grounds of the C18 with elements designed by Richard Woods and Thomas White and a terraced garden of 1844-51 designed by Charles Barry with a planting scheme possibly by William Andrews Nesfield. Parkland laid out to designs by Lancelot Brown during the period 1772-80 with alterations and additions of c 1800, some of which were executed to proposals by Humphry Repton."

The proposals are to regularise retrospective works including the insertion of a stainless steel flue to the new plant room, the construction of a fire pit to the front of the buildings, external lighting fixtures and lighting bollards for car parking. The works are intended to contribute to the use of the Hovels as a wedding and events venue which generates further income for the Harewood Estate.

To begin with, we are extremely concerned that these developments have taken place in a Grade I Registered Park and Garden historic landscape and retrospective listed building permission is now having to be applied for. As expressed in our previous responses, we very much regret the gradual piecemeal eating away at Harewood's internationally designated site. Although seemingly small-scale when considered in isolation, the cumulative result of developments such as this will ultimately lead to the erosion of the landscape and reduction in value.

We would also like to express concern that the Heritage Impact Assessment (Lichfields, 19th February 2026) diminishes the significance of the application site in two separate sections of this document as follows:

5.6 ..,the area makes a comparatively lower contribution to the significance of the Registered park and garden than the designed parkland and ornamental gardens which are of greater aesthetic and historic interest.

6.11 However, as previously assessed, the area to the west of Stank Beck makes a comparatively lower contribution to significance than the designed parkland and ornamental gardens which are of greater aesthetic and historic interest. The limited nature of the works means that they are only appreciable from the immediate vicinity of the Hovels, except for the chimney flue which can be seen in views along the access road. The works are not appreciable from the west approach to the house

The fact that the application site sits within a Grade 1 RPG demonstrates the international significance of the entirety of the site.

With regard to the individual aspects of this application;-

- External lighting – we have previously acknowledged that we assume the lighting is for safety although we remain concerned about the installation of the style of lighting which feels too contemporary for this setting and particularly about the uplighter aspect of the lighting. If the LPA are minded to approve this part of the application, we would urge them to ensure that the lighting around the site does not contribute to light emittance in this predominantly agricultural setting.
- Fire pit - we have no further comments on the construction of a fire pit, although this should not be taken as either approval or disapproval of this part of the application.
- Stainless steel flue - The Yorkshire Gardens Trust objected to this part of a previous application before (29th July 2024) expressing their concerns regarding the flue on the grounds that "The glinting nature of stainless-steel is one of its inherent characteristics that render it visible over wide areas. We reiterate that the stainless-steel flue is harmful to this landscape and can be mitigated by the substitution of a black flue."

The Historic Impact Assessment point 6.9 states '...it is not possible for the flue to be painted or changed' as we are aware of many flues that have been painted to reduce their impact in an historic landscape and the Supporting Information Document (Biba Barrett, March 2026) states "The Harewood Estate contacted Leeds Stove Centre to change the flue system on the biomass boiler but it is metaloterm and only available in stainless steel therefore they are unable to change the external sections to black" However, Metaloterm's manufacturers, Schiedel, do appear to offer a variety of colours and finishes other than just stainless steel, including Black Matte, Anthracite Matte and Grey Matte.

Therefore, if the LPA are minded to approve this part of this retrospective application, we would recommend that the flue is either replaced by another Metaloterm flue in a more appropriate colour or that it is painted black.

Overall, we consider that some aspects of these works have contributed to less than substantial harm to the RPG and the fact that Harewood is a grade I RPG means that it is a site of exceptional interest (around 9% of registered sites). It is very important therefore that its integrity is safeguarded and every effort should be made to prevent its piecemeal erosion by seemingly small changes that can in time have a cumulatively damaging outcome. We remain concerned by any retrospective planning application.

If you have any further queries, please contact us at this email address, and we would be grateful to be advised of the outcome of the application in due course

Yours faithfully

Joanne Mirzoeff BA (Hons) MSc
Consultant Conservation Officer