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April 13th 2026

Dear Liam Timmins

ZD26/00136/VAR

Variation of Condition 3 of both the Full and the LBC -22/00065/FULL & 22/00064/LBC The canopy hereby permitted, located within the area known as 'Well Courtyard' shall be removed from site and the land/ structure restored to its former condition on or before 15th September 2025 Middleton Lodge Kneeton Lane Middleton Tyas Richmond North Yorkshire DL10 6NJ

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 Middleton Lodge, a II 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.

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. "The listing details the RPG as follows "A landscaped park, pleasure grounds and formal garden of the later C18 laid out around a contemporary house by John Carr of York."

This planning application relates to the stable block (listed grade II, list entry number: 1180037) situated north-west of the house designed by John Carr or John Foss c.1780. It comprises stables, coach house and hay loft of sandstone with ashlar dressings and is arranged around three sides of a courtyard with a central two-storey block and single storey outer ranges. The Well Courtyard forms the south-west corner of the Stable Block and currently is covered with a fabric canopy that is very visible above the walls and has some harmful impact on the fine entrance elevation of

the Stable Block that is orientated south- east towards the main house. See Drawing No NT12974-WS19-0403 dated 02-06-2021.

Application ZD26/00136/VAR is made under Section 73 of the Town and Country Planning Act 1990 to vary Condition 3 attached to planning permission 22/00065/FULL and Listed Building Consent 22/00064/LBC. The condition currently requires the removal of the Well Courtyard canopy on or before 15 September 2025. The applicant seeks to vary this condition to allow the canopy to remain in situ on a temporary basis until planning permission is granted for a replacement structure, at which point the canopy would be removed. No other conditions are proposed to be amended, and the consent relating to the Main Courtyard canopy remains unaffected.

Our earlier concerns remain that the canopy interferes substantially with the views and enjoyment of the fine entrance elevation of the listed Stable Block and this area of the RPG. We advise that your Authority's Conservation Officer is consulted and if Variation of Condition 3 is granted, it is temporary and reviewed regularly.

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 sincerely

Joanne Mirzoeff BA (Hons) MSc
Consultant Conservation Officer

Cc; Dr Kristof Fatsar, Historic England, Yorkshire & the North East,
East Yorkshire Historic England