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April 13<sup>th</sup> 2026

To Whom It May Concern

Dear Sir/Madam

**26/01722/FU**

**Variation of conditions 2 (approved plans), 8 (cycle parking), 10 (materials) and 12 (soft landscaping) to previously approved Planning Application 18/07108/FU (Change of use from a classroom and function room (D1 use) to a mixed food and drink and educational use (A3 and D1 Use) including a glazed extension and new plant room building) to remove the PV panels from the development and enable works as built regarding cycle parking, external materials and soft landscaping.**

**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 Gardens Trust has reviewed the application documents alongside the documents for the associated application 26/01723/FU 5.6 In our response to the associated application, we expressed concern that the Heritage Impact Assessment (Lichfields, 19<sup>th</sup> 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 thehovels, 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

We note that the HIA is not attached to this application albeit both applications concern development at the same site. We would like to take this opportunity to Reiterate that the application site sits within a Grade 1 RPG which demonstrates the international significance of the entirety of the site. Yorkshire has only nine Grade I RPG's of which two including Harewood House are in West Yorkshire.

With regard to this specific application to vary conditions imposed to the previously approved plans (18/07108/FU) that the Yorkshire Gardens Trust's response (dated 4th January 2019) stated that by 1888 (25" 1890 OS map, surveyed 1888), the two original buildings that make up The Hovels are sited in a separate enclosure of approximately 2/3 acre, with trees close to the buildings on the western and north-western side. Trees were also shown in a similar position on the earlier 1851 OS map. The approach from Weardley by way of Lady Bridge, which was designed c.1770 by John Carr to span Stank Beck, appears to have been constructed to be a feature of the designed landscape by Lancelot (Capability) Brown and others. This approach would have yielded clear vistas of the stables/The Hovels in the early and late C19, before passing the Menagerie and then Home Farm, as today.

We understand that the use of The Hovels as a hospitality venue is one aspect of Harewood Estate's diversification, to ensure a dependable income through the future. (Planning Statement 1.7).

The Section 73 application, along with the retrospective planning application (26/01723/FU) seeks to address all outstanding items re 18/ 07108/U: Condition 2 re PV panels to Plant Room; Condition 8 re cycle/motorcycle parking; Condition 10 re Plant Room walling and roof; Condition 12 re soft landscaping.

#### Condition 2

The decision has been made not to install PV panels on the Plant Room. The Gardens Trust has considered the information provided and does not wish to comment on this proposal. This does not in any way signify either our approval or disapproval of the proposal.

#### Condition 8

The Gardens Trust has considered the cycle and motorcycle information provided and does not wish to comment. This does not in any way signify either our approval or disapproval of the proposal.

## Condition 10

The consultee response from LCC Conservation Team re the timber cladding to the Plant Room and course sandstone base, was considered acceptable. The doors are also now clad in silvered timber.

The roof is not now required to be black to camouflage PV panels so the as-built fibre cement corrugated roofing typical of agricultural buildings is acceptable. The Gardens Trust has no objection to this revised condition.

## Condition 12

In the Planning Statement (Lichfields, March 18<sup>th</sup> 2026) the following points are made:

3.32 it states 'Condition 12 currently states: "The development hereby permitted shall not be occupied until full details of soft landscape works, including an implementation programme, have been submitted to and approved in writing by the Local Planning Authority. Soft landscape works shall include: (a) planting plans (b) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment) and (c) schedules of plants noting species, planting sizes and proposed numbers/densities. All soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations." '

3.33 'Details in relation to condition 12 (soft landscaping) were submitted to LCC in 2023 and subsequently refused on 16 August 2023 (ref. 23/03923/COND). While the hedge and wildflower planting that had been carried out was found acceptable, there was no detail provided in relation to the planting to the west of the Plant Room, and the approved hedge along the western boundary of the car park had not been implemented. '

An updated Soft Landscaping Document accompanies this application. However, the Planning Statement (3.34) writes: '... it was determined that planting a hedge around the western boundary of the car park was not feasible, as there was risk the root system, once established, would interfere with underground services in the area. In lieu of this, 220m of hedge planting has been undertaken around the overflow car park to the north of Thehovels and along the fenced area to the south, which will provide a visual screening effect when matured.'

Planning Statement 5.28 states 'The purpose of the hedge to the west of the car park was to support the integration of the development with the surrounding landscape, whilst is no longer to be included, the impact is lessened by the incorporation of the soft landscaping scheme as described above.'

We note that the Planning Statement 5.33 relates the omission of the hedging to the western edge of the car park to the Green Belt but there is no assessment or mention of the effect on this grade I RPG. As noted in the Yorkshire Gardens Trust's original response to 18/07108/FU and in the 3rd paragraph above, the historic designed approach from Weardley would have yielded clear vistas of the stables/Thehovels and its trees in the early and late C19, before passing the Menagerie and then Home Farm, as today. The proposed lack of hedging and trees to the west of the car park is undesirable and will prevent the integration of the development into the RPG. The lack

of hedging to the west of the car park is not compensated for by the 220m of hedge around the overflow car park to the north and the fenced area to the south.

Whilst understanding the issue with the underground services, we strongly recommend that, after investigation and looking at sight-lines from the Lady Bridge drive across to Thehovels, a small group of trees are planted in the field to the west of Thehovels and its car park that will soften the development and further increase biodiversity. Trees should be chosen that reflect the historic planting in this part of the estate.

Whilst not related to Condition 12 soft landscaping, we regret that tarmac was put down surrounding Thehovels. Tarmac surface is particularly inappropriate for the setting of historic buildings. (We note that the 1999 planning application: 30/277/99/FU | Change of use of estate buildings to classroom and function room | Thehovels Off Weardley Lane Harewood specified the surface of the area surrounding the buildings as gravel). However, we are pleased to note the cobbles round the Plant Room.

We would be grateful if the LPA would bear in mind our comments when assessing this 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