

North Yorkshire Council

By email only

planningconsultation.har@northyorks.gov.uk

natasha.szuszeko@northyorks.gov.uk

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70 Cowcross Street

London EC1M 6EJ

Telephone: (+44/0) 207 608 2409

Email: enquiries@thegardenstrust.org

www.thegardenstrust.org

Please reply to:

consult@thegardenstrust.org

Dear Natasha Szuszeko,

26/03845/FUL 26/03846/LB Full planning permission for refurbishment of existing office accommodation and existing associated space and storage as flexible commercial offices, meeting facilities and studio space: Stable Courtyard, Home Farm, Broughton Hall, Broughton, Skipton, North Yorkshire, BD23 3AE

Thank you for consulting the Gardens Trust (GT) in its role as Statutory Consultee on the above application which would have a material impact on the significance of Broughton Hall, an historic designed landscape of particular significance which is included by Historic England on the Register of Parks and Gardens (RPG) of Special Historic Interest at Grade II. The inclusion of this site on the statutory register requires great weight to be given to its conservation (National Planning Policy Framework (NPPF) paragraph 212). We have liaised with our colleagues in Yorkshire Gardens Trust (YGT) and their local knowledge informs this joint response.

The register entry describes Broughton Hall RPG as having formal gardens by William Andrews Nesfield of 1855-7, which are considered to be one of the best surviving examples of his work (Jellicoe et al 1986), and pleasure grounds partially remodeled by Nesfield, which incorporate elements of an early to mid C19 or earlier layout with early C18 origins. The park has C18 or earlier origins and it was probably landscaped in the early C19.

The application is for the refurbishment of existing office space for commercial space with a more flexible use, in the former Coach House (Grade II Listed) of Broughton Hall stable block, which dates from the late C18. The stable block lies to the south west of Grade I Listed Broughton Hall and is largely bounded by established tree planting and the former kitchen garden with associated buildings to the south.

We have studied the information given and note that the proposed external alterations are small-scale with the introduction of additional rooflights to the north and south elevations, and the addition of glazing to some timber doors at ground and first floor level. The majority of these alterations would face into the internal courtyard space.

The GT and YGT welcome the sympathetic reuse of historic buildings and consider the proposed changes would have only a very minor impact on the RPG, owing to the screening surrounding the stable block. We therefore have no objection to these proposals and no further comments to make at this stage.

Yours sincerely,

Alison Allighan BSc (Hons) MSc CMLI
Conservation Officer

cc Yorkshire Gardens Trust

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