North Yorkshire Council

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Deasr Izabelle Waddington,

DCCONLEG 26/06380/DVCON Section 19 application for Deletion/Variation of Condition No 2 (approved plans) of Listed Building Consent HGTZC23/02884/LB (Listed building consent for works associated with remodelling of the interior and exterior of Canal Gates/Studley tea-room including landscaping; Demolition of single storey extensions and ancillary structures -retail hut, ticket office, LPG tank, fencing, hardstanding; Extension to Studley tea-room with external alterations including replacement windows, re-rendering of building, alterations to entrance door; widening of visitor entrance to terrace in front of tea room (canal gates flanking wall) to accommodate access improvements.) to allow variations to the approved plans to the LBC: Studley Royal Tea Rooms (Canal Gates and Steward's House), Studley Park, Ripon, North Yorkshire, HG4 3DY

Summary: In principle the Gardens Trust has no objections to the variations to the permitted application now being sought, considering that overall, they would have either no additional, or at most, a very minor additional impact on the significance of Studley Royal RPG.

Thank you for consulting the Gardens Trust (GT) in its role as Statutory Consultee on planning applications, on the above Listed Building Consent application which may have a material impact on the significance of Studley Royal, 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 I. The inclusion of this site on the statutory register requires substantial weight to be given to its conservation: National Planning Policy Framework (NPPF) paragraphs HE4 and HE6. Studley Royal Park including the ruins of Fountains Abbey is also a site of World Heritage status (WHS), making it a heritage asset of the highest significance.

The register entry describes Studley Royal as 'A park of the late C17 probably with earlier origins, a water garden and pleasure grounds of c 1718-30 laid out by owner John Aislabie which were extended to include the ruins of Fountains Abbey by his son William Aislabie from 1768 onwards. The site has been described as 'one of the most spectacular scenic compositions in England' (Hussey 1967) and 'the finest formal water-garden in the country' (Jellicoe et al 1986).'

The above application is seeking permission for the variations to Condition No 2 of Listed building consent ZC23/02884/LB, approved on 4 February 2025. As you will be aware the Gardens Trust provided comments to consultations on ZC23/02883/FUL, ZC23/02884/LB on 29 September 2023 and 12 September 2024. Please note, our comments below are restricted to the proposed variations to the external works.

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We have studied the application documents, in particular the very thorough 'Addendum to the Studley Revealed Heritage Impact Assessment' and consider that the following would have either no additional, or at most, a very minor additional impact on the significance of Studley Royal RPG:

- External lighting
- Replacement of skylights with louvres, minimal/no additional impact
- Minor alterations to gradients
- Amendment to tree planting depths

The Gardens Trust has no objections in principle to the hit and miss brickwork wall and accepts that this modern introduction into the landscape is needed. However, we would like to see further details about the proposed design, as we have been unable to find Drawing no. 02211 referred to on the East and North Elevation drawings.

We note the existing sandstone slabs along the balustrade will now be lifted and not reused in this location. We acknowledge that they are not of C18 origin but would hope they could be retained and used in alternative appropriate areas of the RPG.

We have no objections to the proposals for reduced planting density and stock sizes. Whilst this may reduce the immediate and short-term effectiveness of the planting, it should encourage better establishment and more resilient planting over the longer term, as well as reducing the depth of cultivation needed.

On this basis we consider the proposed variations meet the requirements of NPPF 2026 paragraphs HE4 and HE6. We confirm we have no further comments at this stage but look forward to receiving further details of the proposed design of the hit and miss brickwork wall when available.

Yours sincerely,

Alison Allighan BSc (Hons) MSc CMLI
Conservation Officer

cc Yorkshire Gardens Trust

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