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15 July 2024

For the attention of Jonathan Smith

Dear Jonathan Smith,

**ZD24/00341/FULL Full planning permission for relocation of a 360m2 marquee and 150m2 catering tent approved under application 21/00685/FULL for the duration of 5 consecutive years: Middleton Lodge, Kneeton Lane Middleton Tyas, North Yorkshire**

Thank you for consulting the Gardens Trust (GT) in its role as Statutory Consultee on the above application which has a material impact on the significance of Middleton Lodge, an historic designed landscape of national importance 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.

We have liaised with our colleagues in Yorkshire Gardens Trust (YGT) and the following comments are a joint response submitted on behalf of both our organisations. Please note that, as we have not been able to make a site visit, our comments are based on the documents submitted in support of the application.

Middleton Lodge was designed by John Carr of York and built between 1777 and 1780 with the grounds being laid out at a similar time. The Registered Park and Garden (RPG) of c 67ha consists of pleasure grounds, formal gardens, landscape park and walled kitchen garden. Currently the marquee and catering tent are situated in the formal gardens close to the east/northeast elevation of the house (Listed Grade II\*). We are disappointed that once again, we can find no mention of the Registered Park and Garden in the Design and Access Statement, June 2024. This same omission was flagged up in the joint GT/YGT response letter to the previous application 21/00685/FULL, dated 3 September 2021.

There is currently planning permission for the retention of the 360m2 marquee and 150m2 catering tent, for the duration of 5 consecutive years expiring on the 29th September 2026. This proposal is to allow the erection of the same marquee (360m2) and catering tent (150m2) for a further 5 consecutive years in a new location. The new location is further from the house, to the south and beyond the house's immediate setting and gardens on what we understand is already hardstanding. The Design and Access Statement at 1.5.3 intimates that the hardstanding is used for car parking but there is no explanation of that on the site plan.

Overall, we find the Design and Access Statement lacking in information, in particular regarding details of vehicular access and parking for the catering tent and staff, and vehicular access and extent of parking for up to 200 guests, together with details of pedestrian access to the marquee. Although it is stated in the Design and Access Statement that the parking spaces lost from the



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relocation of the marquee can be absorbed at other locations on the site, there are no further details as to where these may be, along with pedestrian access arrangements.

We are advised that 'Visual impact on the surrounding area is ... deemed as insignificant' and 'the marquee will not directly affect the listed building or the character of its setting due to presence of onsite trees'. However, there is no mention of Middleton Lodge RPG being taken into consideration. There are no photographs of the proposed site and its location vis a vis views in the designed landscape, which would have been very helpful. As a result we are not clear about any impact on the wider views and any planting which may be necessary to mitigate any harmful impact.

Lastly, there is no information as to the restoration and making good of the existing location should the marquee and catering tent be relocated.

The Richmondshire Local Plan 2012-2028, adopted 9<sup>th</sup> December 2014 lists the RPG at Middleton Lodge under Core Policy CP12: Conserving and Enhancing Environmental and Historic Assets, at 4.12.16. As such we consider that a Heritage Impact Statement and some measure of Landscape Visual Assessment should have been submitted in support of the application. Although we understand the probable benefits to the applicant in terms of being able to host additional large functions and the removal of the marquee and catering tent from the immediate setting of the house, we are unable to come to any view re NPPF Chapter 16 'Conserving and enhancing the historic environment' due to lack of information.

We consider the documents submitted in support of the application are sparse and lacking in the necessary detail to fully assess the impact on Middleton Lodge Registered Park and Garden, and advise that further information should be sought from the applicant. We confirm we have no further comments to add at this stage.

Yours sincerely,

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Conservation Casework Manager & Acting Conservation Officer

cc Yorkshire Gardens Trust