



YORKSHIRE GARDENS TRUST

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25th April 2022

Dear Mr Parkes

**22/01257/FUL Change of use of agricultural building to B8 (Storage or distribution) use.
Allerton Grange Farm Allerton Park Knaresborough North Yorkshire HG5 0SE**

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting Allerton Park, a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application, at grade II. The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.

The above Change of Use is for the most southerly of the range of 'agricultural buildings'; the one used by the road contractors. We wrote a strongly object response on 5th Dec 2021 to the predecessor application: **DCCONLEG 6.95.2.AE.FUL 21/04832/FUL Change of use of agricultural building to B2 (General Industrial) & B8 (Storage or distribution) use. Allerton Grange Farm Allerton Park Knaresborough North Yorkshire HG5 0SE.** This Change of Use application was refused.

Hence for **22/01257/FUL** the B8 use has already been refused. This is a free application, and it has no convincing new evidence. The site should be returned to the agreed agricultural use.

The Gardens Trust and Yorkshire Gardens Trust have very strong objections to this application, the continuing development by the applicant on land within the setting of Allerton's highly designated heritage assets and Registered Historic Park and Garden. We are not convinced that the proposals comply with NPPF July 2021 paragraphs 199, 200 and 202.

We append below our strongly object response of 5th December 2021.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

Cc Chris Mayes, Landscape Architect North of England, Historic England,
e-yorks@historicengland.org.uk; Conservation@ the Gardens Trust,

5th December 2021

DCCONLEG 6.95.2.AE.FUL 21/04832/FUL Change of use of agricultural building to B2 (General Industrial) & B8 (Storage or distribution) use. Allerton Grange Farm Allerton Park Knaresborough North Yorkshire HG5 0SE

Within the Registered Park, there are **19 listed buildings including Allerton Castle (grade I), Temple of Victory (grade II*), Lady's Cave Folly (grade II), and Bridge (grade II)**. As far as we are aware recent restoration work carried out at Lady's Cave and the Temple of Victory utilised some funds which originated in the public purse. Both Allerton Castle and the Temple of Victory are sufficiently elevated to be further harmed by massing of yet more agricultural/general industrial/storage or distribution buildings. It is contrary to what the public would expect from the moneys spent.

As you will know Allerton Park remains on the Historic England (HE) 'Heritage at Risk' register:
<https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/26153>

This application for Change of Use of agricultural building to B2 (General Industrial) & B8 (Storage or distribution) use is for the most southerly of the line of agricultural buildings approved this year. We have raised this matter with your colleague Christopher Keddle, Enforcement Officer cc in; Enforcement case reference - 21/00461/PR15, for the 8 agricultural buildings (20/04649/FUL, 20/04650/FUL, 20/04651/FUL, 20/04652/FUL, 21/02572/FUL, 21/02574/FUL, 21/02575/FUL and 21/02576/FUL).

The Gardens Trust and Yorkshire Gardens Trust have very strong objections to this application, the continuing development by the applicant on land within the setting of Allerton's highly designated heritage assets and Registered Historic Park and Garden. According to the Application Form work started on 11th October 2021 and as far as we are aware the building has not had any agricultural use. It seems that this area owned by the applicant is to become a warehousing and distribution site in the guise of being for agricultural use.

We have the following comments:

- 1. We understand that when the land was approved for temporary use as a site compound for the road intersection works that the land would be re-instated.** Instead, it appears to be being developed, not for agricultural use, but rather a warehousing/distribution depot. We have been told that hardcore/road works waste is being dumped on the area north of the 'Change of Use' building.
- 2.** We have already expressed doubt about the applicant needing so many agricultural buildings; we have not seen any justification.
- 3.** The buildings could not be more unattractive in appearance.
- 4.** Access and parking. How will access and egress of the site work for all the buildings approved and the current proposals?

5. Hedges. We note that there is a hedge bounding the A168 where there has been recent cutting back. We advise that the hedge should be retained and strengthened by further planting and that there should be planting on the boundary with the A1M.
6. This application **21/04832/FUL** for Change of use of agricultural building to B2 (General Industrial) & B8 (Storage or distribution) use gives credence to the continuing concern that this area is to become a warehousing and distribution site. The building in question has not had any agricultural use as far as we are aware.

We would like to underline NPPF (July 2021) Paragraph 199. We consider that the proposal will further harm the significance of the designated heritage assets and we are not aware of clear and convincing justification and firmly recommend a refusal.

The Gardens Trust and Yorkshire Gardens Trust strongly object to this application.