



YORKSHIRE GARDENS TRUST

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16th May 2022

Dear Ms Haycock, Ms Bower and Mr Finch

**19/02294/LBC PLANNING APPLICATION REVISED PLANS Application for Listed Building Consent for works of restoration, conversion and development to the Mansion House, Stables and Coach House, Camellia House, curtilage and associated buildings within the Bretton Hall Estate and relates works of demolition, new construction, car parking infrastructure and landscaping for hotel, conferencing exhibition uses, offices, non-residential institutions and associated uses. Bretton Hall, Park Lane, Bretton.
REVISED PLANS**

Further to our letter of 1st April, thank you for your e-mails of 27th April with revised plans and Mr Finch's notes on the Gardens Trust and Yorkshire Gardens Trust's concerns explained in that letter of 1st April. Thank you also Mr Finch for the response to our subsequent queries about the North-west car park and the oak and London plane trees.

a. Camellia House:

Mr Finch's Notes:

Windows and doors: following further survey, these are seen to be capable of restoration and works of repair have now been completed.

Pathways: the revised plan attached shows a revised curved link path between the House and the Mansion. If this is acceptable to all including, of course the Council, we can arrange for the plan to be substituted.

GT/YGT: We agree.

b.&c. Orangery:

Mr Finch's Notes:

There is a maternity bat roost in this location and for nature conservation reasons, as a statutorily protected species, the existing roof arrangements have to be retained (modified in so far as necessary).

GT/YGT: Understand the problem and conservation of the bats; but unfortunate.

d. Car parking:

Mr Finch's Notes:

The additional area of car parking to the north-west is as consented and is annotated on the masterplan as 'proposed'. It is not intended to advance this element in the initial phase of work however.

His further note to our query: The car park was approved on the original 12/01524/HYB decision, granted 18 April 2013, copy attached. The car park has been designed to work around the existing trees with no-dig construction methods being used as appropriate. I have attached the Constraints Plan and the Master Plan from that submission. There are other elements that have changed since though as far as I am aware, that particular car park design has been constant. It was originally designed to be a staff car park and as I said in my previous email, its delivery does not feature in the planned works at the moment. The revised and current Master Plan submission simply reflects the consent.

GT/YGT: Thank you for the explanation.

e. Oak and London Plane:

Mr Finch's Notes:

This area has been re-considered and following further input from The Landscape Agency, the Site Plan has been updated to respect these two specimens and their root protection zones.

GT/YGT: We are pleased that this has been re-considered and the trees will be protected.

f. Trees to the south of the Mansion:

Mr Finch's Notes:

These trees are all rated as Category C trees and with species which are inappropriate for this sensitive location. If practical they could potentially be relocated and this is something that could be considered by the landscape contractor at the appropriate stage.

GT/YGT: There should be a survey of the trees, and a plan in advance, of which ones are to be retained and which should be relocated. We advise that the survey and plan should be done by your advisor, The Landscape Agency. Suitable areas for the relocated trees should also be identified in advance. This is not something to be left to the contractor 'on the day' to decide.

g. Marquees

Mr Finch's Notes:

Temporary marquee consents are governed by the previous consenting which showed marquee locations A1, A2 and A3 around the Mansion. Locations A2 and A3 have been removed from the revised arrangements leaving only location A1 for occasional event use. The use, frequency and design of this single marquee can be limited by planning condition. The ability to use this area for occasional marquees is important as part of the business plan needs and fulfilling potential larger events and wedding markets, without further disruption to the Mansion House itself, and would be temporary in nature so as to respect the integrity of the landscape and views of the historic buildings.

GT/YGT: We remain dismayed about the marquee in location A1. We have two concerns: the length of time that the marquee will be in place. Will the marquee be in situ virtually permanently or erected on an as and when needed basis? Secondly the colour. White will be at odds with this sensitive location. The outer shell needs to be more muted to try and blend in with the house.

h. Office locations

Mr Finch's Notes:

These are shown in their consented locations.

GT/YGT: We understand this, but our concerns remain.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

cc, Chris Mayes, Landscape Architect North of England, Historic England
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