



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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www.yorkshiregardenstrust.org.uk

Planning Officer
Planning and Development
(Former Richmondshire District Council)
North Yorkshire Council

Mrs Val Hepworth
Trustee
Conservation and Planning

PlanEnquiries.ric@northyorks.gov.uk
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conservation@yorkshiregardenstrust.org.uk

Dear Sir/Madam

ZD25/00174/FULL Full planning permission for two single storey extensions to existing bungalow, The Bungalow Forcett Hall Road, Forcett North Yorkshire. DL11 7SB

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens. In this case Forcett Hall/Park which is registered at Grade II, NHLE 1001063. 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 Shuttleworth family owned Forcett from the 1590's, and in the c.1740 Daniel Garrett substantially remodelled the earlier house for Richard Shuttleworth. (Hall Listed Grade I, NHLE 1316916)). The gardens and park are of a similar date possibly designed by the 'Durham Wizard', Thomas Wright, (1711-1786) astronomer, mathematician, instrument maker, antiquarian, architect and garden designer. They are also notable for the incorporation of part of an Iron Age oppidum (Scheduled Monument, NHLE 1016199) into the designed landscape to the south-east as part of a former carriage drive and walk. The principal entrance to Forcett Hall is on the north-east side of the site where there is an imposing entrance screen and paired lodges (Daniel Garrett c.1740, Listed Grade II*). The central triumphal arch surmounted by urns is linked to the lodges by a low wall surmounted by railings. From here the main drive leads north-west and west to the Hall.

This planning application relates to proposed development at the 20th century Bungalow that lies within the registered boundary immediately west of the northern lodge that is a part of the imposing entrance screen.

The proposed single storey extension to the east approaches close to the northern lodge that is part of the Grade II* Listed principal entrance to Forcett Hall. The single storey extension to the west adds to the modern massing of this building. Whilst there is already a bungalow that is so close to the heritage assets, we do not know when the bungalow was constructed, but it is apparent that it is an incongruous imposition in this location.

The documentation for this application in a registered park and garden, within the setting of the Grade II* principal entrance to Forcett Hall which itself is Listed Grade I, is very sparse. There is no

Heritage Statement or Design and Access Statement, no photographs of the site area or any mention of visual impact. In fact, very few documents to support the application and no mention of any visual mitigation.

As insufficient information has been submitted to allow the application to be assessed fully, we would advise that a Heritage Statement, Design and Access Statement, and analysis of visual impact are requested from the applicant.

In the view of the GT and YGT this application does not comply with NPPF (Dec 2024) paragraphs 207, 208, 213 and 215.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

cc. Historic England, e-yorks@historicengland.org.uk; Conservation@ the Gardens Trust