



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

Vice-presidents: Lady Legard, Peter Goodchild, Nick Lane Fox

www.yorkshiregardentrust.org.uk

Mrs Val Hepworth
Trustee

Conservation and Planning

Investment, Climate Change and Planning
Sheffield City Council
Howden House, 1 Union Street
Sheffield S1 2SH
dcscan@sheffield.gov.uk

conservation@yorkshiregardentrust.org.uk

26th January 2026

Dear Sir/Madam

25/03736/FUL Erection of 2 no detached dwellinghouses, Kenwood Hall Hotel, Kenwood Road, Sheffield, S7 1NQ

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to the proposed development affecting Kenwood Hall which although not on the Historic England (HE) Register of Parks & Gardens is included in Sheffield City Council's UDP Policy Background Paper No 4 1997 and is a non-designated heritage asset. 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 historic parks and gardens and is authorised by the GT to respond on GT's behalf in respect of such consultations.

This response is from the Yorkshire Gardens Trust.

The proposed development is in the core of the Nether Edge Conservation Area and Kenwood Character Area. An area where in 1844 the development of a leading Victorian estate landscape commenced by positioning the proprietor's own home, Kenwood House, (designed by William Flockton) and garden, in this part of Sheffield by the 'most successful' of the 19th century landscape gardeners, Robert Marnock (1800-1889). As an historic garden, Kenwood's value lies in its association with the acclaimed designer, Robert Marnock, and with George Wolstenholme/Wostenholm, a successful cutlery manufacturer. Both are responsible for the attractive character of this part of Nether Edge.

Kenwood House was set on a prominent position within own grounds that were determined by a rim that throws the views across the near distance that is hidden from view, towards the far distance. This remarkable concept enabled the surrounding housing to be developed without affecting the privacy of the house and its grounds. The main views from the house are to the south-southeast, and the level of the lawn was manipulated to create a sheltered bowl providing for activities and play, with planting disguising any artificial slopes.

This proposal for the two detached dwellings is for the area that was originally the kitchen garden for Kenwood House. It included an array of glasshouses. In the mid 20th century the site was cleared and a banqueting suite built for Kenwood which by that time had become a hotel. Since then, there has been further development including more recently the conversion and extension of the adjoining

stable block, where unfortunately Marnock's rock garden screen was removed. The historic drive from the western lodge was diverted to the house side. The banqueting suite was demolished 5 or 6 years ago before the conversion and extension of the adjoining stable block. The site is unoccupied but includes some demolition material.

Having examined the submitted documents we consider that the proposal should not further harm the historic assets. It is important in that context that the trees are not damaged along the streetscape, and that the trees and the shrubs are retained on the south and west perimeters as shown on the Landscape Master Plan. The roadside lime trees are an important feature and must be protected for the duration of the works. Mature trees and shrubs are an important characteristic of the Conservation Area and Kenwood Character Area and of great benefit aesthetically, ecologically and in making our cities more resilient to climate change. We advise that should this planning application be approved that there are conditions to ensure that the tree and shrub plantings are retained and the roadside trees fully protected.

We trust our advice will be of benefit and have no further comments to make on this application but emphasise that this does not in any way signify either our approval or disapproval of the proposals.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

cc. Dr Kristof Fatsar, Historic England; Conservation@the Gardens Trust