



# YORKSHIRE GARDENS TRUST

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[www.yorkshiregardenstrust.org.uk](http://www.yorkshiregardenstrust.org.uk)

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Dear Ms Nunns

## **ZD23/00278/LBC Listed Building Consent for Conservatory within the Well Courtyard Stable Block of Middleton Lodge, Kneeton Lane Middleton Tyas, North Yorkshire.**

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development that could affect a site included by Historic England (HE) on their Register of Parks & Gardens – Middleton Lodge at grade II, (list entry number: 1001699). 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.

Middleton Lodge, (listed grade II\*, list entry number 1317085), was designed by John Carr of York and built between 1777 and 1780 for the barrister George Hartley 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. This planning application relates to the stable block (listed grade II, list entry number: 1180037) situated north-west of the house designed by John Carr or John Foss c. 1780. It comprises stables, coach house and hay loft of sandstone with ashlar dressings and is arranged around three sides of a courtyard with a central two-storey block and single storey outer ranges. The main entrance elevation faces south/south-east towards the main house, Middleton Lodge.

The Well Courtyard forms the south-west corner of the Stable Block and currently is covered with a fabric canopy. A number of designs have previously been approved for a conservatory on the site. The most recent design was approved under planning permission 18/00205/FULL and listed building consent 18/00206/LBC. The Gardens Trust has not been consulted on any of these.

The Planning Design and Access Statement describes the proposal at 3.1.3 'Within the existing courtyard, the floorspace of the conservatory would be approximately 154m<sup>2</sup>, with a gap of between 1-2m between the proposed building and the south western courtyard boundary. The height of the conservatory would be similar to that of the previously approved one, but lower than the existing canopy. The conservatory would comprise glazed walls with a floating flat roof suspended on internal steel columns. One set of French doors would also be on the south western elevation. The roof would be flat with three central glass lightwells. Glass would connect the conservatory to the existing

building (north east) and courtyard boundary (south east and north west), with a zinc overhang on the south west elevation...'

Despite this description we find that the details of the structure/elevations and the connection to the existing building are not clear. We note that the proposed conservatory will be higher than the wall (Elevation B Drawing No: ML/CH/01/002) and we are concerned about any visual impact on this part of the historic designed landscape, the areas of public access and views to the entrance elevation (ie south-east elevation) of this beautiful stable block and the adjacent walled garden.

We do not object to the principle of a conservatory in the Well Courtyard but cannot assess the visual impact of this proposal from the documents submitted.

Yours sincerely

Val Hepworth  
Trustee Conservation and Planning  
cc. Yorkshire & the North East, Historic England; conservation @ The Gardens Trust