



YORKSHIRE GARDENS TRUST

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Dear Mrs Abba

25/02771/PLB Listed Building Consent for the construction of a kitchen garden with associated landscaping, erection of timber pergola, 4 gates and associated pillars to primary access points and erection of a lean-to greenhouse to rear of existing garage (retrospective application) & 25/02770/PLF Hotham Hall, Main Street, East Riding of Yorkshire YO43 4UA Glasshouse and Kitchen Garden (Retrospective Planning Application).

The Yorkshire Gardens Trust (YGT) has been notified of these applications for listed building consent and planning permission by Historic England.

Hotham Hall and Stables are both Grade II* Listed meaning that they are in the top 8% of buildings listed in England for their more than special architectural and historic interest. The accompanying historic designed landscape setting is not on the Historic England Register of Parks and Gardens but is of sufficient significance to have been included in YGT's East Riding research and the details can be found on our website. <https://www.yorkshiregardenstrust.org.uk/research/sites/hotham-hall>
The report is dated June 2013 and the summary statement: '18th and early 19th century parkland associated with Hotham Hall, incorporating features originally part of the grounds of North Cave Manor House.' You will know that YGT is a member organisation of the national Gardens Trust.

We have not been able to visit the site but offer the following comments and advice.

We are disturbed that work has been done on such a significant historic site without planning permission or listed building consent as this would have enabled a constructive dialogue with a conservation officer and Historic England to develop a historically sympathetic design solution.

We are unaware of any kitchen gardens historically placed on the south/principal front of a gentry or aristocratic house. In the 17th century when there were concerns about theft, kitchen/productive/walled gardens were near the house but placed to the side and towards the rear behind walls so that they would not impinge on the setting of the house, and its formal gardens and entrance court, which were all important. At Brough Park near Catterick the 17th century walled garden remained in such a position immediately behind and south-east of Brough Hall even when the house was remodelled in the 18th century and landscaping took place. It was usual in the 18th century

where security was not an issue, and the land-ownership and topography was suitable, that owners who were removing the earlier formality of design, and landscaping their property in the developing English Landscape Style, that they had their kitchen/productive/walled gardens rebuilt some distance away. This not unexpectedly was the situation at Hotham Hall where the 1813 plan (see Appendix) shows the kitchen gardens and hothouse at some distance north- west of the Hall. This situation remains unchanged although that kitchen/productive/walled garden is now in separate ownership.

The OS 25":1mile map, Yorkshire CCXXIV.6 surveyed 1888, published 1890 shows the Lodge to the south near the large Fish Pond with the drive north to Hotham Hall through The Park which would have given a variety of views across The Park to the south front of Hotham Hall before swinging round beyond the stable block and service buildings to the Halls' north front. The area of the current and newly constructed kitchen garden is part of the wooded/shrubbery pleasure grounds to the west retained by a ha- ha/wall on the south front separating these pleasure grounds from The Park. A circuitous path leads past the small rectangular fish pond, a feature in front of the Hall, and on to the sinuous fish Ponds that are a design feature forming The Island at the Hall's eastern side. The kitchen/productive/walled gardens lie to the north- west nearer to Harrybeck Lane. The layout is similar on the OS 25":1mile revision of 1908 and to that of OS 6":1mile, Yorkshire Sheet 224 surveyed 1852 and published 1855.

We have studied the Heritage Impact Assessment dated September 2025 prepared for the retrospective planning application and we do not agree with the comparison with Castle Howard, an internationally significant historic house and designed landscape (Grade I) where the walled garden is set away from the mansion or the assertion that the new 'glasshouse and kitchen garden are of Moderate Beneficial Impact on the setting of Hotham Hall' p20. In our view the rather large and domestic feel of the kitchen garden cuts off a considerable portion of the south/principal front garden. The pergolas etc, large sunken paving area and overall effect seem alien in this location. We understand that the new lean-to glasshouse sits on a low terrace against the low blank rear wall of a modern garage with the roof kept below the garage parapet. This seems less intrusive.

We have noted and agree with the comments of your Authority's Conservation Officer and of Historic England. We also agree that the proposal results in a 'minor adverse' impact on the significance of the Grade II* listed Hall and from our research impacts on the late 18th/early 19th century designed landscape. This is to be regretted.

We cannot support the proposal in its current form, and we consider that the applications do not meet the requirements of NPPF (Dec 2024) paragraphs, 212, 213, 215, 216 and 219.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

Cc Dr Kristof Fatsar, Historic England, Yorkshire and the Northeast Historic England; the Gardens Trust

APPENDIX - From <https://www.yorkshiregardenstrust.org.uk/research/sites/hotham-hall>

The manor of Hotham was purchased in 1719 by the Burton family, who probably built Hotham Hall soon after. An estate at North Cave, which adjoined the Burtons' estate to the south, had belonged to the Metham family since the Middle Ages and where a small park may have existed since c. 1720. In 1773 Sir George Montgomery Metham, having recently landscaped the grounds around his manor house, sold this estate to Robert Burton, thus extending the grounds of Hotham Hall. Further improvements at Hotham Hall in the early decades of the 19th century included additional perimeter

planting. The marriage settlement of William Burton junior, drawn up in March 1751, refers to a several 'closes and grounds', the names of which generally correspond to those on a plan of 1813 when they were clearly part of the park, although used for grazing. (ERALS, DDHH/2/29/2; DDHH/4/6/47).

One of Burton's first actions after purchasing the Metham estate must have been moving the Beverley road, which divided the lake and grounds of North Cave manor house from the block of land he had been awarded at enclosure, to its present position further south. The Beverley Road is shown in its old position, north of the lake, on a map of 1772, just before Metham sold his estate.

Once the road had been moved there would have been an uninterrupted view from Hotham Hall southwards across the park as far as the lake created by Sir George Montgomery in the 1760s. (Neave, 'North Cave Manor House')

A plan of the grounds of Hotham Hall in 1813 probably shows the work carried out by Robert Burton before his death in 1802. (ERALS, DDHH/4/6/45) East of the hall is the lawn, and beyond that the lake with cascades. South of the hall were the three closes that separated it from the lake formerly associated with North Cave manor house. The first two closes were old enclosure (Furtherby Ings and Espin Close), but the third, Babbs Croft, measuring just under 21 acres, was part of the former open field land awarded to Burton at enclosure in 1765. The use of dashed lines between these closes and in the area north of the hall, in contrast to the solid lines dividing other closes, must indicate the extent of the park and pleasure grounds at this date. Plantations had been laid out along the eastern side of the parkland. North-east [west] of the hall lay the kitchen gardens and hothouse. A deed dated 1822 gives the names of various features within the grounds, including the Lawn near the Pond, the Walk to the Pavilion, the Walk to the Cascade, the Pavilion Pond and the Cascades. (ERALS, DDHH/2/17/2)

The mid 19th-century OS plan shows the completed landscape. (OS plan 1855). The park is wide at the northern end, narrowing towards the south. To the north of Hotham Hall, a plantation (Orchard Plantation) that runs along the edge of Harrybeck Lane marks the boundary. (The landscaping to the north of the lane is associated with a different property, Hotham House.) There are further plantations on the eastern edge of the park (through which runs the beck), including Coombs plantation in which a summerhouse is marked. At the southern end lies Fish Pond Plantation, part of the 1760s landscaping associated with North Cave manor house.

There are several water features, including the main lake and cascades, a small pond in front of the house, the long, regular 'Old Fish Pond', and the large pond to the south created in the 1760s. Features to the north-west of Hotham Hall include hot houses and an ice house.