



YORKSHIRE GARDENS TRUST

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17th May 2025

Dear Sir/Madam

25/02333/FU Demolition of existing agricultural buildings and the conversion and extension of an existing retained agricultural building to create two residential dwellings, and all associated engineering operations and ancillary works. Ledston Hall, Hall Lane Ledston

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 (RPG). In this case the park and garden at Ledston Hall is registered grade II* with the Hall listed grade I. 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.

Ledston Hall is significant as a fine example of an English Country House estate with a long history. The Park has 17C origins and the walled gardens and terraces are probably of a late 17C date with later additions/changes. The gardens, designed landscape and park registered at grade II* means that it is a nationally important site of more than special interest.

This planning application relates to farm buildings (Elm Tree Farm) on Ledston Mill Lane, immediately west of part of the registered boundary to the northwest of Ledston Hall and its significant walled garden called the West Gardens. Topographically the site of the farm buildings is below the RPG.

On behalf of YGT I discussed this application with our colleagues at the GT on 15th May. At this date the additional background papers of Design and Access Statement and Heritage Statement were not available. Without them it was more difficult to make an assessment and YGT had some concerns about any possible impact of the proposals on the RPG. The GT sent you the following on the due date of 16th May without sight of the additional background papers:

'We have considered the information provided in support of the application and on the basis of this confirm we do not wish to comment on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals.'

We appreciated this comment from the GT and the GT agreed that with our local knowledge YGT could make additional comments. However, by the time that YGT could review the documents again

we were very pleased to have sight of the Design and Access Statement and Heritage Statement that were published on 16th May and have provided very good details and clarification. (We note that the D&A Statement gives the RPG as Grade II but the Heritage Statement is correct in giving the RPG as Grade II*)

We agree that the removal of the poor-quality agricultural structures surrounding the fine old barn will benefit the setting of Ledston Hall and its gardens. The topography and the partial screening by trees around and within the site should screen the development from Ledston Hall and its surrounding RPG. We advise that where possible the screening trees should be protected in order to safeguard the setting of the heritage assets.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

cc. Kristof Fatsar, Historic England
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