



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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

www.yorkshiregardenstrust.org.uk

Planning Officer
North Yorkshire Council
(Former Harrogate Borough Council)

Mrs Val Hepworth
Trustee
Conservation and Planning

dmst.har@northyorks.gov.uk

conservation@yorkshiregardenstrust.org.uk

10th July 2026

Dear Sir/Madam

26/02663/FUL Demolition and construction of outbuilding for use as annex to main dwelling with associated landscaping works (retrospective), The Hermitage, 10 Waterside Knaresborough North Yorkshire HG5 8DE

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens (RPG) – The Long Walk, Knaresborough, Registered Grade II. 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 Hermitage is located on Waterside with the rear garden running down to the River Nidd. The Long Walk, a town walk, laid out in the mid 18th century, on a site used as a promenade, extends for c. 1km along the west bank of the River Nidd. The RPG boundary is the eastern bank of the Nidd.

The Heritage Statement notes the riverside position of the site:

'It is acknowledged that, due to the riverside position of the site, the rear of the property and its garden are visible from the River Nidd and from sections of the opposite riverbank, particularly during winter months when vegetation cover is reduced. Views are, however, typically filtered, oblique and transient, experienced from public footpaths along the river corridor rather than from fixed or formal viewpoints. These views are experienced within a wider riverside townscape context that includes rear elevations, outbuildings, terracing, retaining structures and garden features associated with historic domestic plots along Waterside.'

'In accordance with the NPPF, the setting of the listed building is understood as the surroundings in which the heritage asset is experienced. In this instance, the rear garden forms part of the asset's setting and is visible in longer-range views from the River Nidd and the opposite bank.'

We are disappointed that the Heritage Statement does not mention the RPG on The Hermitage's boundary and thus there is no mention that the visibility is experienced from the RPG and therefore contributes to its setting.

The Gardens Trust and Yorkshire Gardens Trust 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.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

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