



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

Planning Development Manager
Selby Area
North Yorkshire Council
planningcomments.sel@northyorks.gov.uk

conservation@yorkshiregardentrust.org.uk

13th May 2025

Dear Sir/Madam

ZG2025/0411/LBC Listed Building Consent for conversion and change of use of ancillary building including new side and subterranean extensions to form one dwelling (revised scheme pursuant to planning permission 2022/0003/FUL), Moreby Hall, Moreby, Stillingfleet.

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. The Gardens Trust (GT) is the statutory consultee with regards to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens – in this case Moreby Hall registered grade II with the house listed 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.

This ancillary building was a single storey garage probably dating from towards the end of the 19th C, constructed of brick with a part hipped roof and is immediately east/south-east of Moreby Hall and its Service Wing. The building is highly visible on the approach to Moreby Hall from the current access point as well as along the public road and from within the parkland. Although unlisted it is within the curtilage of the grade II* listed Moreby Hall and located within the grade II registered historic park and garden and within the Green Belt. It may have had a storage function or been used for livestock or as a fodder store. Planning permission was granted for the previous application, viz **2022/0003/FUL Conversion and change of use of ancillary building including new side extension to form one dwelling**, 8th August 2024.

We have the following comments on this application to further increase the size of this ancillary building:

The subterranean extension proposes to be in close proximity to the Service Wing building, and we have concerns that the excavations that will be necessary to achieve the extension could impact the stability and foundations of the 19th century building.

We note that the roof of the subterranean extension is proposed to be finished in turf to blend into the existing landscaping. The design and depth of soil needed for the turf to thrive will need to take into account the grass's water requirements during prolonged dry spells ie a sufficient depth of soil for the grass to not completely dry out and die off.

We request that if permission is granted that North Yorkshire Council removes permitted development rights, so that future residents would need planning permission for those changes that usually fall under permitted development rights.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

Cc. Yorkshire and the Northeast Historic England; conservation at the Gardens Trust