

Planning Statement, including Heritage Statement Garden Room at East Lodge, Gledstone Hall

Summary

This planning application is submitted to seek planning permission for the erection of a detached garden room building to the rear curtilage of the residential property, East Lodge.

The site

1. The application site relates to a detached property known as East Lodge, which forms part of the Grade II* Gledstone Hall Estate, which lies just to the north of the small village of West Marton.
2. The Site is an area of private garden to the rear of the house. The area is currently an area of rough hardstanding which has recently been cleared and is now contained by a newly planted laurel hedge.

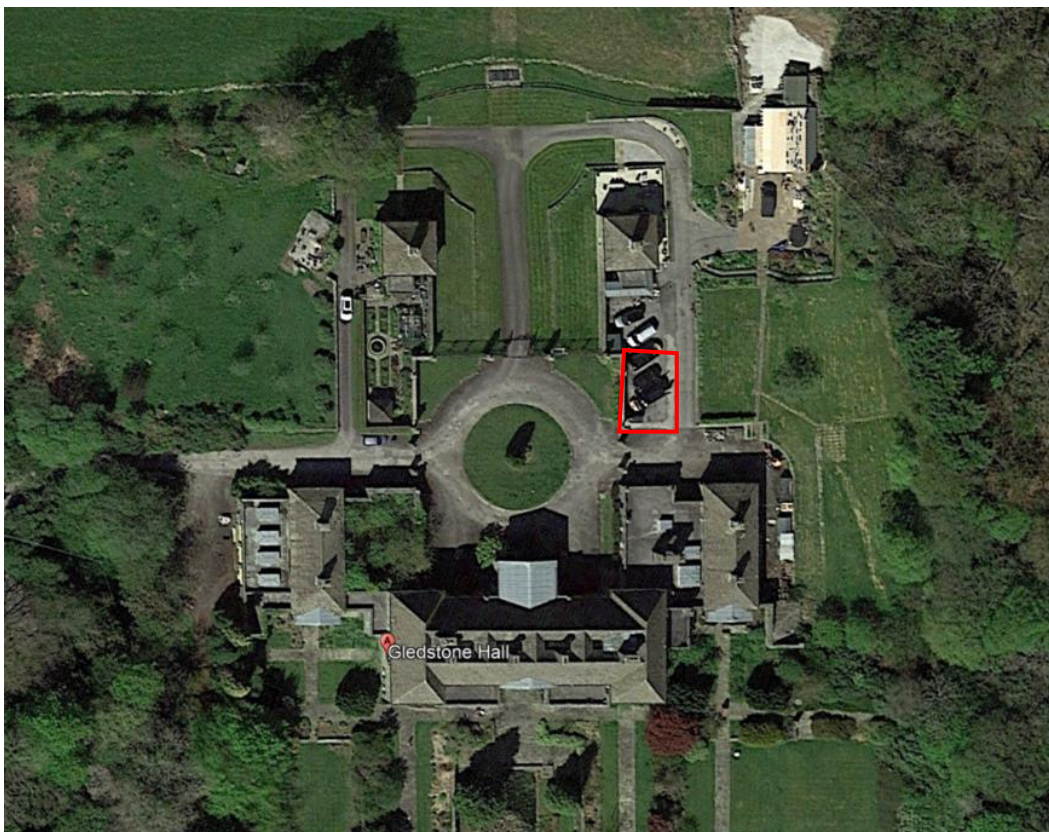


Figure 1: Aerial photo showing site location in red (source: Google Earth)

Designations

3. The application site is a Grade II* listed building as part of “Gledstone Hall and Forecourt Walls, Pavilions and Gates”. It is also sited within the grade II listed Registered Historic Park and Garden “Gledstone Hall”.

4. With the exception of the heritage designations above, the application site is not subject to any further designations. It lies within a SSSI impact risk zone, but this is not considered a constraint to the development proposed in this application.
5. For planning purposes, the site lies outside of any settlement boundary and within the 'open countryside', as defined in the Craven Local Plan.

Planning history

6. There is limited planning history on the council's planning records (as accessed via their Public Access website on 27/09/2022) relating to East Lodge.
7. There are a related householder application (2019/20981/HH) and listed building consent application (2019/20878/LBC), both refused permission on 1st April 2022, over 2.5 years since the applications were submitted. The listed building consent application is currently subject to an appeal.
8. Also, of some relevance to this application, is considered to be an approved application for the adjacent 'West Lodge' for the retention of a summer house erected in the rear garden of the dwelling (Ref 2019/20903/HH). This application confirms that the LPA has found that outbuildings/additions within the designed gardens of the Hall, can be found acceptable.

The proposals

9. The proposals are for the erection of a bespoke garden room building to the rear curtilage area of the dwelling.
10. The garden room building is to provide ancillary accommodation for the main house comprising of a home office and gym. The applicants run two businesses from home and there is no room within the small dwellinghouse to contain adequate office accommodation. The gym space is for use by the applicants and their children.
11. The proposed building has been designed to minimise impact on the adjacent listed building(s). It will have a flat roof set down below the height of the adjacent garden wall ensuring it is not visible outside of the curtilage of East Lodge.
12. It will be clad in an eco timber composite product in a grey colour to ensure it visually recedes in its setting adjacent the stone wall. Glazing is limited to full height bi fold doors to the north elevation which face back towards the dwelling.
13. See the accompanying **Design & Access Statement** (DAS) for more details on the design approach.

Relevant planning policy

14. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 2 of the National Planning Policy Framework (NPPF) explains that the starting point for the determination of planning applications is the development plan, and the determination of an application must be made in accordance with the plan unless material considerations indicate otherwise.

15. In this case, Craven District's adopted Development Plan comprises of the following documents:

- Craven Local Plan 2012 to 2032

16. The main Local Plan policies of relevance to the determination of this appeal are identified below:

- Policy ENV1: Countryside and Landscape
- Policy ENV2: Heritage
- Policy ENV3: Good Design

17. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they are to be applied. The National Planning Practice Guidance (NPPG) adds further clarification and guidance as to how these policies should be interpreted and implemented.

18. The NPPF is a material consideration in the determination of planning applications. Local planning policies should be consistent with these national policies, adding the locally specific detail needed to deliver the Government's objectives whilst meeting local needs and aspirations. The paragraphs of the NPPF of most relevance to this appeal are identified below:

- NPPF, Section 16 – Conserving and Enhancing the Historic Environment
- NPPG, 'Historic Environment'

19. The NPPF requires that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This heritage assessment is contained below.

Heritage Statement

Assessment of Heritage Significance

20. The proposed development does not involve any direct impact to the listed building (Gledstone Hall) but is within its curtilage and setting, and similarly, within the associated registered park and garden.

21. The full listing descriptions are provided at Appendix A of this Statement.

22. The listing description for Gledstone Hall contains reference to East Lodge as follows:

'A double pile (house) with centre-piece and end pavilions, **linked by flank walls to separate lodge pavilions which define the forecourt**' (Author emphasis in bold).

23. The application site is also within the grade II listed Registered Historic Park and Garden "Gledstone Hall". The listing description (in full in Appendix 2) contains reference to the East Lodge as follows.

'Balancing piers lead off the east side of the forecourt, and **two detached pavilions** (Lutyens 1920, listed grade II* with the Hall) stand at the north-west and north-east corners of the forecourt. These are joined by an ironwork screen with a central wrought iron gate with an ornamental overthrow carrying the Nelson arms, the work of W Hoggart, a local blacksmith. The gates are flanked by large un-topped piers, the screen forming the north side of the walled forecourt. Within the court is a turning circle enclosing a panel of lawn, in front of the columned portico, the detached pavilions framing the view to the north' (Author emphasis in bold).

24. Whilst this northern elevation of the house was intended by Lutyens as the main entrance to the house, works to facilitate this were never completed and this northern elevation now forms the private rear of the building group.
25. Gledstone Hall has for some time been in multiple occupation. The grounds in this area have been subject to incremental development over time, particularly within the residential curtilages of West and East Lodges, with various outbuildings and garden landscaping having taken place. The Lutyens and Jekyll design for the gardens was never fully implemented and so the heritage significance of these garden areas themselves is considered less sensitive to some change, given it would not involve change to any original development.

Assessment of Impact, Justification & Mitigation Strategy

26. Section 66(1) of the LBCA Act assigns the Local Planning Authority with a duty to preserve the setting and any features of special architectural or historic interest of listed buildings.
27. Local Plan Policy ENV2 requires that proposals which affect a heritage asset must conserve those elements which contribute to its significance. The NPPF (Paragraph 199) says great weight should be given to the conservation of heritage assets. And that any harm to the significance of a heritage asset, including from development within its setting, should require clear and convincing justification.
28. In respect of East Lodge, in considering other development proposals at Gledstone Hall (see **Planning History** section), the council have identified the key consideration is that it is important that any development proposals in this setting i.e. the rear of Gledstone Hall and in proximity of the two Lodge wings, must not detrimentally impact on the symmetry of the buildings and the key elements of the built form, including the stone piers, urns and balls.
29. This understanding has led the design direction of the proposed garden building, which has sought to maintain the roof height below that of the wall to ensure that the proposed garden room is not seen in any views of these key features, thus maintaining the perception of the symmetry of the original design.
30. The works are contained within the existing parameters of the Lutyens' site masterplan i.e., they do not encroach beyond this already defined curtilage area, as best understood from an aerial photograph in figure 1, which clearly shows the works contained within the existing 'framework' of the Lutyens' garden layout formed by the estate driveways and dry-stone walls.

31. The garden building is deliberately of a modern light weight construction such as to be clearly read as a later addition and not compete with the heritage assets. Similarly, it would be completed removable and reversible and thus have no permanent impact on the heritage assets.
32. The proposed siting of the building and the recently installed landscaping arguably also maintain an element of symmetry to the rear of the two lodges. West Lodge has a recently consented garden room building in a similar location; and the associated rear garden area is similarly contained by a mature evergreen hedge which contains the domestic rear garden area.
33. The wider curtilage of East Lodge also contains an existing large 20th century domestic outbuilding within the garden areas and the proposed development would be read within this context as a similar addition, albeit one with a higher quality finish and appearance and arguably a much less visible location.
34. It is thus considered that the development would not result in any material harm to the significance of the heritage assets, and that the setting and the significance of the heritage assets are conserved. Consequently, the development accords with CLP policy ENV2, paragraph 189 of the NPPF and Section 66(1) of the LBCA Act.

Planning appraisal

35. The primary planning consideration to the determination of the planning application are the heritage impacts discussed above. The other matters for consideration as identified in the policy section above, would be design, landscape and visual impacts, and impacts on residential amenities.
36. In terms of design, this is explained within the accompanying DAS. The design has sought to be both functional and appropriate for the proposed use; whilst respecting the heritage setting.
37. The proposed garden room is contained within the residential curtilage of the existing dwellinghouse and results in no encroachment into the countryside or impacts on landscape character. The footprint of the garden room has been informed by the existing stone wall and hedges dictating the confines of the site and the building seeking to make the most efficient use of this space whilst not extending beyond those confines, thus reflecting existing building lines etc. The proposed development is therefore consistent with CLP policy ENV1 and section 15 of the NPPF.
38. The proposed garden room is not considered to result in any further impacts. There will be no impacts on neighbour amenity. The only windows face back towards to the host property so will result in no overlooking to any other property.
39. In respect of any overshadowing impacts, the building is set far enough away from neighbouring properties and any key elevations or windows to not result in any unacceptable impacts. The proposed hedge will screen and soften the views of the proposed building from these neighbouring properties. Consequently, the development accords with CLP policy ENV3 and paragraph 127 of the NPPF.

Conclusions & planning balance

40. On balance it is considered that the garden room would not have any detrimental impact on heritage significance, visual or neighbouring amenities, or landscape or rural character.
41. It provides necessary additional accommodation to meet the requirements of the occupiers of East Lodge whilst providing this in a light weight and semi-permanent form, such that there are no direct or permanent impacts on the listed building(s).
42. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. It asserts that for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay. Consequently, as the development accords with the adopted local plan, planning permission should be approved.

APPENDIX A: LISTING SCHEDULES

Official list entry

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1296985

Date first listed: 31-Oct-1988

List Entry Name: GLEDESTONE HALL AND FORECOURT WALLS, PAVILIONS AND GATES

Statutory Address 1: GLEDESTONE HALL AND FORECOURT WALLS, PAVILIONS AND GATES, GLEDESTONE ROAD

Location

Statutory Address:

GLEDESTONE HALL AND FORECOURT WALLS, PAVILIONS AND GATES,
GLEDESTONE ROAD

The building or site itself may lie within the boundary of more than one authority.

County: North Yorkshire

District: Craven (District Authority)

Parish: Martons Both

National Grid Reference: SD 88685 51277

Details

SD 85 SE MARTONS BOTH GLEDSTONE ROAD (east side)

1/110 Gledstone Hall including forecourt walls, pavilions and gates (formerly listed as Gledstone Hall)

GV II*

Large house now in multiple occupation, 1922-6 by Sir Edwin Lutyens for Sir Amos Nelson. Sandstone ashlar (from Salterforth) and Cotswold stone slates. Two storeys, but with an unusually tall and prominent roof. A double pile with

centre-piece and end pavilions, linked by flank walls to separate lodge pavilions which define the forecourt. The entrance front is of thirteen bays, each end pavilion being a single bay. The central three come forward as a pedimented portico, distyle in antis, with arched side walls. Consoled doorway. The windows are all casements set in sunk vertical panels, with small panes below and large above. The garden front is of eleven bays on a similar arrangement, but without the central break, there being only a pediment and a consoled doorcase. From the second to the fourth, and the eighth to the tenth bays there are single-storey colonnades of Doric columns in antis. To either side, against the rear walls of the service blocks, there are single-storey pedimented garden features, tetra-style with central arches breaking the base cornice. The forecourt is rectangular, with fine ornamental wrought iron gates at the north end (the overthrow carrying the Nelson arms). These are flanked by four large piers carrying urns. Similar piers flank the side entrances and are suggested by rusticated bands on the walls of the kitchen and garages which come forward of the main house. The kitchen is marked by an arched Vanbrughian chimneystack. Minor piers carry balls. Wing walls run to two lodges or pavilions, each two storeyed with pyramidal roofs and central chimneys. One window and door (with consoled pediment) on the outer face, one window below and two above on the inner face. Interior: The circulation areas are heavily articulated to give a greater effect of space. Entry is to a Doric columned vestibule with rusticated lintels, and much of the northern side of the ground floor is taken up with a vaulted passageway which has a floor of white and black inlaid marble. Off this opens a stair in the same material, of three open flights under a large elliptical arch. The centre of the south side is a further Doric hall with green marble columns and a similar floor. The remaining rooms are simple, with heavily moulded ceilings in circular patterns. That to the right of the hall has a fireplace of dark green and white marble. One of the last houses of its size to be built from new by Lutyens, foreshadowing his Middleton Park, Oxfordshire. It has been called "one of his finest and most sensitive houses". Daniel O'Neill: Sir Edwin Lutyens: Country Houses, 1980, p144.

Listing NGR: SD8868551277

Official list entry

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1001312

Date first listed: 29-Dec-1994

Location

The building or site itself may lie within the boundary of more than one authority.

County: North Yorkshire

District: Craven (District Authority)

Parish: Martons Both

National Grid Reference: SD 88739 51204

Details

A country house and formal gardens designed by Edwin Lutyens in the 1920s, with a planting scheme supplied by Gertrude Jekyll.

HISTORIC DEVELOPMENT

Gledstone Hall was designed by Edwin Lutyens (1869-1944) for Amos Nelson, a Lancashire mill owner. Nelson had recently (1923) acquired Gledstone House and the accompanying c 2300ha estate, and was intending to make improvements to the C18 mansion by John Carr of York (1723-1807). Following his meeting with Lutyens, he decided instead to rebuild, work starting in 1925 and the old house being demolished in 1928.

A new site was chosen for the house, outside and to the east of the former park, the location offering a level approach from the north, shelter from a wooded knoll, Cranoe Wood, to the east, and views south over gently sloping ground.

The Hall is now (1999) in multiple occupation.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Gledstone Hall stands 1km north-west of the village of West Marton, west of Skipton. The c 12ha site is bounded to the west and south by Gledstone Road, leading from West Marton, and to the east and north by agricultural land. The ground around the Hall falls gently to the south, having been levelled and terraced to support the gardens, and rises to the east. The setting is rural.

ENTRANCES AND APPROACHES Access is via a short drive off Gledstone Road which leads east via a gateway on the public road 30m west of the Hall. The drive enters between a pair of urn-topped piers, leading into the west side of the forecourt (Lutyens 1920s, listed grade II* with the Hall) on the north side of the Hall. Balancing piers lead off the east side of the forecourt, and two detached pavilions (Lutyens 1920s, listed grade II* with the Hall) stand at the north-west and north-east corners of the forecourt. These are joined by an ironwork screen with central wrought-iron carriage gates with an ornamental overthrow carrying the Nelson arms, the work of W Hoggart, a local blacksmith. The gates are flanked by large urn-topped piers, the screen forming the north side of the walled forecourt. Within the court is a turning circle enclosing a panel of lawn, in front of the columned portico, the detached pavilions framing the view to the north.

In the original designs, it was intended that the main approach would be off the West Marton to Gargrave road, further to the north, but as with the full scheme for the gardens, this drive was never completed. The proposed drive would have arrived on the axis of the north front, passing between the two detached pavilions on the north side of the forecourt.

Some 250m south of the Hall, on the south side of the bend in the public road, stands the two-storey stone South Lodge (listed grade II, outside the area here registered), designed by Lutyens in 1923. From here a drive leads west across parkland (also outside the area here registered), the park lying entirely on the west side of the public road. The drive gives access to the stable block (c 1770, now converted to an estate office and house, listed grade II*) and the site of the former Gledstone House.

PRINCIPAL BUILDING Gledstone Hall (Lutyens 1920s, listed grade II*), standing close to the west boundary of the site, is built of the local sandstone in a severely Classical style. Of two storeys, it has an unusually tall and prominent roof. The north front overlooks the forecourt and contains the main entrance, the south front being the garden front.

GARDENS AND PLEASURE GROUNDS The garden occupies the falling ground to the south of the Hall, the site being levelled to give a horizontal platform by way of retaining walls (listed grade II* including terraces, retaining walls, pergolas, and steps) at its southern end and, to a lesser extent, along its western edge. A planting scheme was supplied by Gertrude Jekyll (1843-1932) who, having never seen the site, worked entirely by correspondence.

From the south door a view extends along the central canal, which forms the centrepiece of the design, out to parkland, woods, and rolling moors beyond. The vista is now (late C20) blocked by a row of conifers on the southern boundary.

Immediately below the door is an area of decorative paving, to either side of which stand wisteria-covered loggias paved with slate tiles arranged on edge in patterns. Set back to either side of the central block of the Hall are pavilions. In front of these are formal parterres, originally planted with roses.

A paved terrace walk runs across the south front, from the entrance gateway to the gardens off the west drive, east to a flight of steps leading up to the site of a seat. From the south door, a broad flight of stone steps descends south to a platform on which stands a sundial (dated 1748, listed grade II), overlooking the canal below to the south. From the platform, flanking flights of stone steps descend to the sunk garden, laid out with the canal on the axis of the south front. The canal is fed at the northern end by a fountain mask set in an alcove; at the southern end is a circular lily pool. To either side of the water, set between high retaining walls, are grass plats. Narrow beds edged with paving run along the foot of the walls, with larger beds at the water's edge.

The retaining walls support two raised walks, flanking and parallel with the canal. Broad paved paths lead south from the wings of the Hall, between grass verges backed by borders, to pergolas edging the southern boundary of the garden. From the pergolas, steps adorned with stone urns lead down to either side of the lily pool and south end of the sunk garden. Below the pergolas, to the south, is a retaining wall and substantial drop to the natural ground level.

To the south of the east pavilion of the Hall, and connected by a path to the eastern raised walk, is a yew-hedged garden enclosure. East of this is a former tennis court, beyond which the ground rises to Cranoe Wood, the wooded hillside which shelters the site from the east. At the south end of the garden enclosure, through an arbour, is a straight path down the hillside to the southern end of the site, which leads to the walled kitchen garden.

PARK The pre-existing parkland of Gledstone House, which lies on the west side of Gledstone Road, was not a significant factor in Lutyens' design of the new property; it is not included within the area here registered.

KITCHEN GARDEN The walled kitchen garden lies south-east of the Hall at the south end of the formal gardens. The garden predates Lutyens' scheme, having been part of the estate of the former Gledstone House.

REFERENCES

T D Whitaker, History and Antiquities of the Deanery of Craven (1878), p 94
Country Life, 77 (13 April 1935), pp 374-9; (20 April 1935), pp 400-05; 170 (31 December 1981), pp 2292-4 Garden History 8, no 3 (1980), pp 40-3, 45, 48 J
Brown, Gardens of a Golden Afternoon (1982), pp 138-9 M and R Tooley, Gardens of Gertrude Jekyll in Northern England (1982), pp 20-7, 55

Maps OS 6" to 1 mile: 2nd edition published 1909

Archival items Copies of Jekyll's planting plans (folder 195) are held on microfilm at the National Monuments Record (originals held at Reef Point, USA).

Description written: December 1994 Amended (SR): December 1999 Edited: October 2004

Legacy

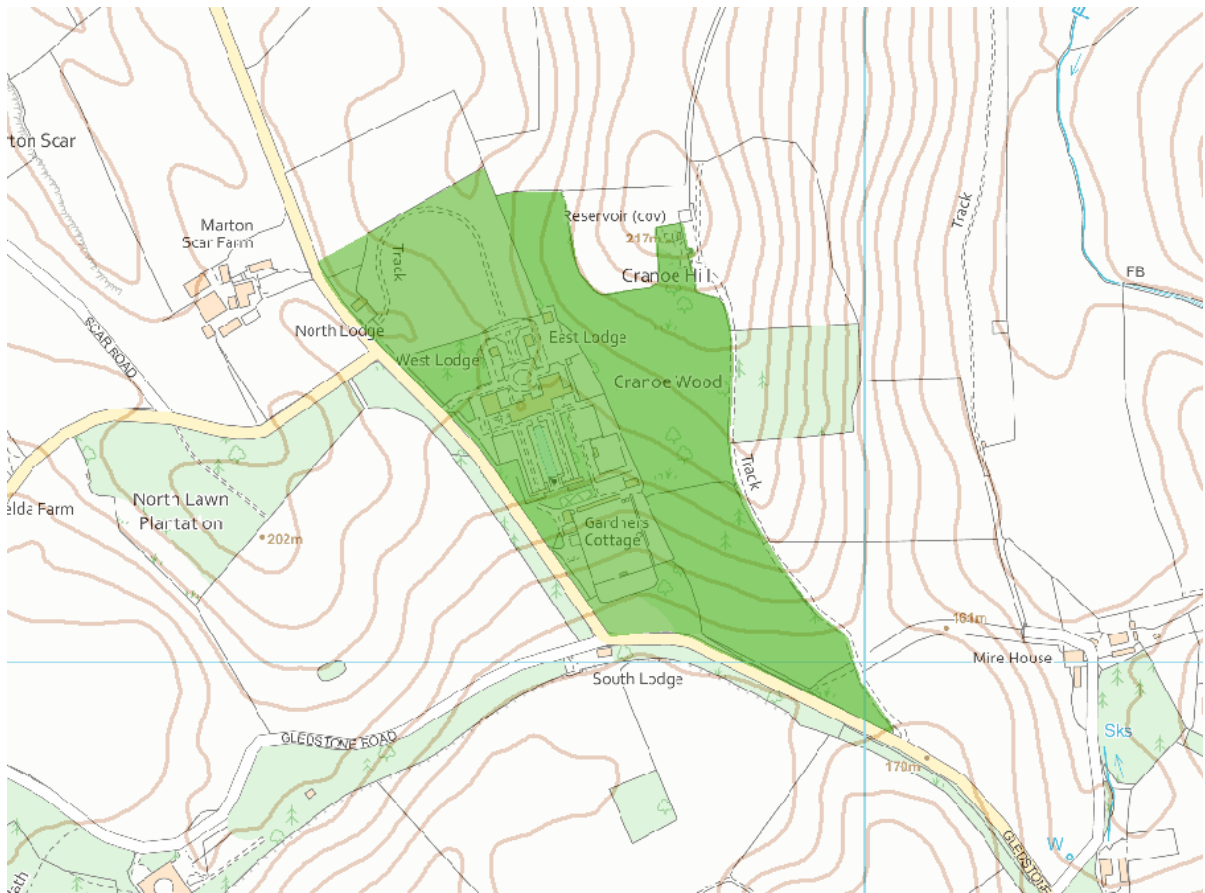
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Legacy System number:

2377

Legacy System:

Parks and Gardens



Extent of Registered Park and Garden: source – Historic England