

Application reference number	2025/1037 (planning application) and 2025/1038 (listed building consent)
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Application Types	Planning Application and Listed Building Consent
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Proposal Description:	Installation of retractable security bollards to west and north gate entrances to walled garden with replacement gates to walled garden west entrance
Location:	Wentworth Castle and Stainborough Park Heritage, Lowe Lane, Stainborough, Barnsley, S75 3ET

Applicant	Shona Taylor (National Trust)
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Number of Third Party Reps		Parish:	Stainborough
		Ward:	Penistone East

SUMMARY

The proposal seeks planning permission and listed building consent to install retractable security bollards to the west and north gate entrances to the walled garden with replacement gates to the walled garden west entrance.

The report demonstrates that the visual change to the setting of heritage assets will be neutral to minor positive. The proposal is recommended for approval

Recommendation: **GRANT Planning Permission and Listed Building Consent**

Introduction

- The proposal is for planning permission and listed building consent to install replacement gates on the west gate entrance to the walled garden and install bollards at both the north and west gate entrances to the walled garden.
- The existing west gate entrance to the walled garden has an existing steel mesh gate which is itself of no historic merit.
- The walled garden is located to the northwest of the Home Farm complex that includes a cluster of four listed buildings. The Grade II* Pillared Barn and Steeple Lodge are also in close proximity being 30m and 50m at their closest to the walled garden. The site is circa 200m to the north of the main house (Wentworth Castle, Grade I listed) and all are within the grade 1 Registered Park and Garden and the Wentworth Castle and Stainborough Park Conservation Area. The assets in this setting are of exceptional special interest and this is reflected in the grade I and I* listings.

Site Description

- The walls to the walled garden shows evidence of piecemeal and sometimes crude interventions and alterations, with some rebuilding in the later C20 including the northern wall and gateway having been rebuilt, but the structure as a whole is of considerable historic interest and contributes to the setting and significance of the other designated assets.
- The walled garden is located to the northwest of the Home Farm complex that includes a cluster of four listed buildings. The Grade II* Pillared Barn and Steeple Lodge are also in close proximity being 30m and 50m at their closest to the walled garden. The site is circa 200m to the north of the main house (Wentworth Castle, Grade I listed) and all are within the grade 1 Registered Park and Garden and the Wentworth Castle and Stainborough Park Conservation Area.

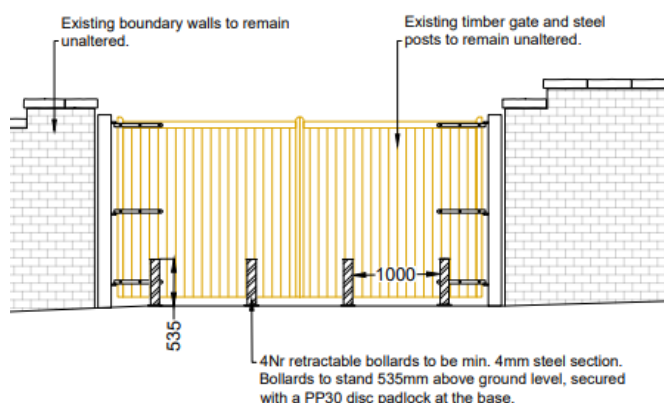
Proposal

The proposal seeks planning permission and listed building consent to install replacement gates on the west gate entrance to the walled garden and install bollards at both the north and west gate entrances to the walled garden.

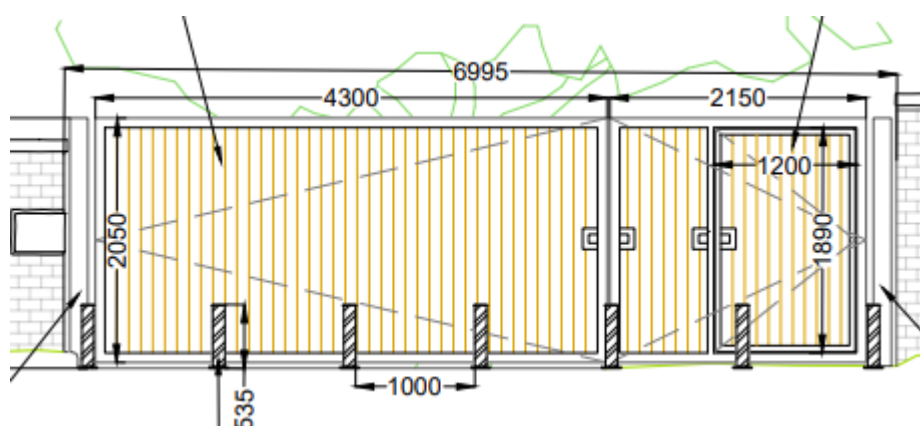
The application is supported by a Design and Access Statement with Heritage Impact Assessment

Proposed elevations

North Gate – existing gate retained, bollards proposed



West Gate – proposed new gate and bollards



Relevant Site History

Application Reference	Application description	Status
A wide range of applications relate to the wider Wentworth Castle and grounds		

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The statutory test in relation to listed buildings requires the decision maker to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest it possesses.

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan

The site is identified as Green Belt and within a Conservation Area and a Park and Garden of Historic Interest within the Local Plan and as such the following policies are considered to be relevant to this application:

Policy D1 High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy HE1 The Historic Environment – indicates that we will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment and will support proposals which conserve and enhance the significance and setting of the borough's heritage assets.

Policy HE2 Heritage Statements and general application procedures – indicates the requirement to include a heritage statement with relevant applications.

Policy HE3 Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

Policy HE4 Developments affecting Historic Areas or Landscapes – Proposals that are within or likely to affect the setting and heritage significance of a Registered Park or Garden will be expected to respect the special interest and views of the area and its setting and take account of and respect important landscape elements.

Policy HE6 Archaeology – applications where archaeological remains may be present may be subject to conditions to ensure archaeological recording of any evidence/remains.

Policy GB1 Protection of Green Belt – indicates that the Green Belt will be protected from inappropriate development in accordance with national planning policy

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. NPPF policy of relevance to this application includes:

Para 202 – Heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets should be conserved in a manner appropriate to their significance

Paras 208 -212 – Provide guidance on identifying and assessing the particular significance of heritage assets; on taking account of the desirability of sustaining and enhancing the significance of heritage assets; and that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 213 – Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to assets of the highest significance, including Grade I listed buildings, should be wholly exceptional.

Para 215 – Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 218 – Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

Relevant Consultations:

Conservation Officer – No objection, concluding that whilst there will be a visual change to the setting, this would be neutral to minor positive and that the proposal accords with national and local heritage policy.

Historic England – confirmed they are not offering advice.

Stainborough Parish Council – no comments received

Ward Councillors – no comments received.

Representations

Letters were sent to 23 local residents/premises, a site notice was placed nearby and a press notice placed in a local newspaper giving a final date for comments of 5 January. No representations were received.

Assessment

The main issues for consideration are as follows:

- The principle of the proposal
- The impact on heritage assets

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited

- Little or no

Principle of development

The proposal involves the installation of new gates and bollards to the walled garden, which will be viewed in the context of the existing walled garden and the wider building group and would not have any impact on the openness of the Green Belt. The proposal is acceptable in principle subject to assessment of the matters of detail below.

Impact on heritage assets

Historic England have advised that they will not be offering advice on these applications and clarified that this should not be interpreted as a comment on the merits of the applications.

The Council's Conservation Officer has advised that the walled garden shows evidence of piecemeal and sometimes crude interventions and alterations, including some rebuilding in the later C20 but the structure as a whole is of considerable historic interest and contributes to the setting and significance of the other designated assets.

The walled garden is located to the northwest of the Home Farm complex that includes a cluster of four listed buildings. The Grade II* Pillared Barn and Steeple Lodge are also in close proximity being 30m and 50m at their closest to the walled garden. The site is circa 200m to the north of the main house (Wentworth Castle, Grade I listed) and all are within the grade 1 Registered Park and Garden and the Wentworth Castle and Stainborough Park Conservation Area.

The proposal seeks to replace an unsightly modern wire gate of no historic merit at the western gate. The proposed replacement gates are steel frame box section asymmetric gates infilled with tanalised vertical timber panels. The bollards proposed at both west and north gates are 535mm in height, manually retractable, galvanised and with yellow and black warning stripes and located at 1000mm intervals. Given the relative significance of the northern gateway (including the fact of the northern wall and gateway having been rebuilt in the later C20), and the C20 origin of the western gate, it is considered that there is little likelihood of direct harm. There will be visual harm in terms of the setting and the new western gates and when the bollards are extended. However, it is concluded that this will be slight and not harmful, and in the case of the western gateway the new gates are considered to be a distinct improvement.

The submitted Design and Access Statement with Heritage Impact Statement notes the limited physical excavations for the bollards and gateposts and that they will be in areas that have long been impacted by access and where historical records indicate the shallowness of soil when the walled garden was first laid out. The case is made that the probability of any significant archaeological deposits being present is considered to be very low, that the extent of disturbance small and that no previous watching briefs or other observations have observed any evident archaeological survivals in the at risk areas. These conclusions are accepted and it is concluded that a watching brief is not proportionate or required.

Overall, it is concluded that the proposal would result in slight change that would not be harmful and in the case of the western gateway would be a distinct improvement. It is considered that the proposal is acceptable, subject only to the standard time limit and plans conditions and in compliance with national and local policy regarding heritage assets and moderate weight in favour of the proposal attaches to this material consideration.

PLANNING BALANCE & CONCLUSION

The proposal is considered to be acceptable. Consultees have either not commented or have supported the proposal. The proposal is considered to result in slight changes that would either be not harmful or an improvement. It follows that the planning balance weighs in favour of granting planning permission and listed building consent. The proposal is therefore recommended for approval.

RECOMMENDATION

GRANT PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE PROPOSAL SUBJECT TO THE CONDITIONS BELOW

PLANNING PERMISSION CONDITIONS

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

02. The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Location plan drawing number 10045329_PL_01

National Trust boundary at Wentworth Castle Gardens

North Gate Plan drawing number 10045329_PL_05

Site plan drawing number 10045329_PL_02

West Gate Elevations drawing number 10045329_PL_04

West Gate Plan drawing number 10045329_PL_03

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

LISTED BUILDING CONSENT CONDITIONS

01. The works authorised by this consent shall begin not later than three years from the date of this consent.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

02. The works authorised by this consent shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission:

Location plan drawing number 10045329_PL_01

National Trust Boundary at Wentworth Castle Gardens drawing number

North Gate Plan drawing number 10045329_PL_05

Site plan drawing number 10045329_PL_02

West Gate Elevations drawing number 10045329_PL_04

West Gate Plan drawing number 10045329_PL_03

Reason: To ensure that the development is carried out in accordance with the application as approved.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

The above objections, consideration and resulting recommendation have had due regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the applications, as they were deemed acceptable.