

Application reference number	2026/0001
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Application Type	Listed Building Consent
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Proposal Description:	Demolition of pre-fabricated outbuilding (Listed Building Consent)
Location:	Northern College, Lowe Lane, Stainborough, Barnsley, S75 3ET

Applicant	Mr Mark Barrett
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Number of Third Party Reps	none	Parish:	Stainborough
		Ward:	Penistone East

SUMMARY

The proposal seeks listed building consent for demolition of a pair of linked pre-fabricated outbuildings in the grounds of Wentworth Castle. The buildings are listed by association and location within the curtilage of the Grade I listed Wentworth Castle.

The site is within the Green Belt, a designated Conservation Area and a Historic Park and Garden.

The report demonstrates that the buildings' poor construction quality and form, allied to their dilapidated condition, means that they detract from their setting and have a negative impact on the historic significance of the registered park and garden, the adjacent listed buildings and the conservation area. The clearance of the site will improve the setting and the removal of the buildings is justified

Recommendation: **GRANT Listed Building Consent**

Introduction

- The proposal is for listed building consent for demolition of a pair of linked pre-fabricated outbuildings in the grounds of Wentworth Castle, a grade I listed building.
- The buildings are within the Green Belt, a designated Conservation Area and a Grade 1 Historic Park and Garden.

Site Description

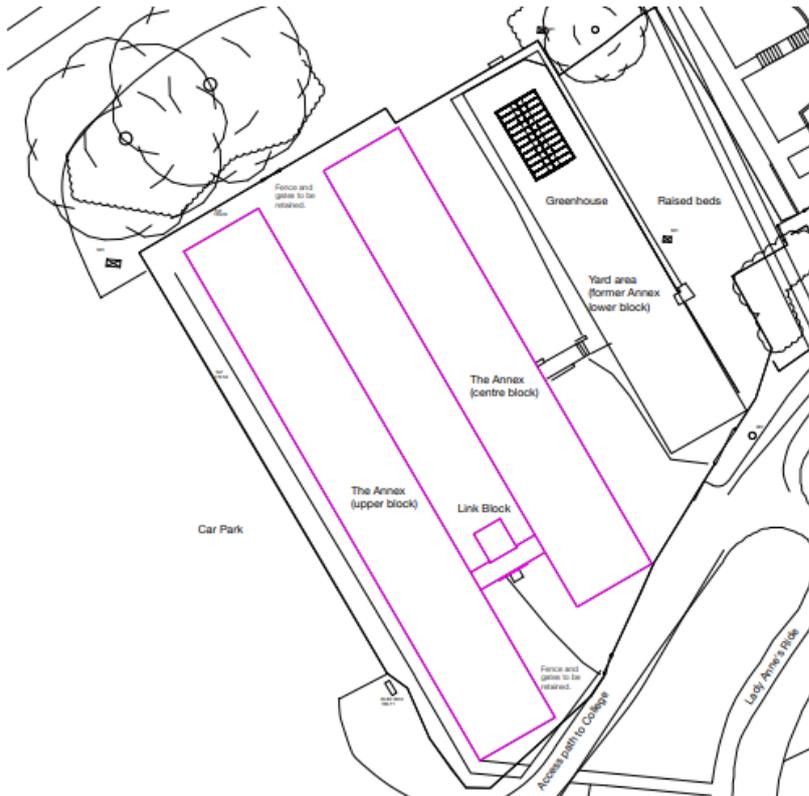
The pre-fabricated buildings subject to this application are located within the northwestern corner of the grade 1 Wentworth Castle and Stainborough Registered Park and Garden (RPG) and Wentworth Castle and Stainborough Park Conservation Area. They are also close to a host of individually listed buildings associated with the historic development and use of Wentworth Castle. In particular these include the grade I main House , the grade II* Gun Room and Conservatory, the multiple grade II buildings associated with Home Farm, and the grade II listed former walled garden. The pre-fabricated buildings are surrounded by timber fencing to around 2 metres in height. A third pre-fabricated building to the north-east of the application buildings was demolished under a 2014 consent and a greenhouse permitted on part of the site of the remaining hardstanding last year. The three pre-fabricated buildings were formerly called 'the Annex' and were installed to provide accommodation for the College of Education in 1948.

Proposal

The proposal seeks listed building consent for demolition of a pair of linked pre-fabricated outbuildings. The application is supported by a Heritage Impact Assessment.

Planning practice guidance confirms that no planning permission or prior approval is required for the demolition of listed buildings.

Existing plan with pre-fabricated buildings and link block to be demolished outlined in purple



Relevant Site History

Application Reference	Application description	Status
2025/0139	Erection of greenhouse onto pre-existing base	Granted
2014/0341	Alterations including partial demolition of existing HORSAs hut (the prefab formerly on the application site)	Granted

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 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.

Relevant Consultations:

Conservation Officer – no objection

Historic England – no objection

Stainborough Parish Council – no comments received

Ward Councillors – no comments received.

Representations

Letters were sent to eight nearby properties, a site notice was placed nearby and a press notice placed in a local newspaper giving a final date for comments of 6 February.

No representations were received.

Assessment

The main issues for consideration are as follows:

- The principle of the proposed works
- 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 demolition of curtilage buildings, the works are acceptable in principle subject to assessment in relation to heritage policy.

Impact on heritage assets

Historic England advise that there are benefits to the removal of the former college buildings which detract from the significance of Wentworth Castle via its setting and directly to the significance of the registered park and garden. While there would be a small amount of harm due to the loss of buildings which tell the story of Wentworth Castle's role as an educational

facility, but this should be weighed against the heritage benefits of the buildings' removal. Consideration should be given to recording of the buildings should consent be granted for their demolition.

The Council's Conservation Officer advises that the context of the application site, with multiple cross cutting heritage designations, some of which are of the highest grade, mean that the wider site is of exceptional heritage significance. Accordingly the contribution of the Annex buildings and the proposal for their removal needs careful consideration in terms of the impact. The buildings are constructed from concrete panels, with profiled fibre cement roofs and linked by a rendered brick corridor. They are surrounded by a timber fence but are visible to some degree from all sides. The Annex is now unused and dilapidated and this allied to its poor construction quality and form detracts from the setting. Overall this has a negative impact on the historic significance of the registered park and garden, the adjacent listed buildings and the conservation area. Clearance of the site is therefore considered to improve the setting although there will be some loss of evidential value associated with the former educational use of the Annex.

Overall, it is concluded that the buildings are poor quality in terms of their architectural style and method of construction. They are typical of the post-war need to construct buildings quickly and cheaply using prefabricated techniques. This method of construction frequently results in utilitarian forms and buildings that perform poorly and in the long term results in fabric degradation. There is some evidential value that illustrates the former use of this part of the site and its evolving role as an educational establishment. However, this value is relatively limited against the backdrop of the negative contribution and harm caused to the setting by the appearance of the Annex.

It is concluded that on balance the proposal is justified and accords with S.16(2) and S.72(1) of the Act, Local Plan policies HE1, HE3, HE4, HE5, and NPPF 212 and should be approved.

It is considered that the proposal is acceptable, subject to a condition reflecting the recommendation of Historic England for a recording of the buildings to be made.

PLANNING BALANCE & CONCLUSION

Overall, the proposed works are considered to be acceptable. Consultees have either not commented or have supported the proposal. It has already been concluded above that the benefits from the removal of the buildings to the setting of heritage assets in the locality outweigh the small amount of harm arising from the loss of their evidential value and this is minimised by the proposed recording condition. It follows that the planning balance weighs in favour of granting listed building consent. The proposal is therefore recommended for approval.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT FOR THE PROPOSED WORKS SUBJECT TO CONDITIONS

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 application, as it was deemed acceptable.