

Application reference number	2025/0947
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Application Type	Listed Building Consent
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Proposal Description:	Renewal of external lighting and installation of CCTV (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	1	Parish:	Stainborough
		Ward:	Penistone East

SUMMARY

The proposal seeks listed building consent to renew external lighting and install CCTV at Northern College

The proposal relates to the Grade I listed Wentworth Castle and curtilage buildings which are within the Green Belt, a designated Conservation Area and a Historic Park and Garden.

The report demonstrates that the minor harm from the proposed works will be outweighed by the public benefits, principally the provision of a safe means of escape in the event of a fire. The works are recommended subject to conditions relating to the fitting and finish of the proposed works.

Recommendation: **GRANT Listed Building Consent**

Introduction

- The proposal is for listed building consent to renew external lighting and install CCTV at Northern College
- Wentworth Castle is Grade I listed. It and the curtilage buildings that the proposal relates to are within the Green Belt, a designated Conservation Area and a Historic Park and Garden.
- There have been discussions during the determination of the application to seek to explore alternative options to the external lighting proposed but it has been concluded that the proposal represents the least harmful option, providing the necessary illumination to the stone staircase which forms part of the fire escape.

Site Description

The Grade I listed Wentworth Castle is set within the Grade 1 registered park and garden 'Wentworth Castle' where there are many other grade II and II* listed buildings, and within the Conservation Area 'Wentworth Castle and Stainborough Park'. The works also relate to lighting and CCTV on the curtilage Wentworth Court, Coach House and bin store buildings and the wall to the car park.

Proposal

The proposal seeks listed building consent to renew external lighting and install CCTV on Wentworth Castle, and the curtilage buildings Wentworth Court, the Coach House and bin store, and on the wall to the car park.

The application is supported by a Heritage Impact Assessment and an Ecology Covering Letter.

In response to the representation received, the agent has confirmed that

- Archaeology: new ducting will be provided in previously gardened land at shallow depth and subject to past service installations, with the exception of the front of the Baroque where we have discussed a watching brief with SYAS
- Lighting columns: most lights are replacements and designed to reduce light outputs which will reduce impact on ecology. There will be less general lighting than existing, apart from the Baroque frontage which will be lit in emergency only. The lighting here is required to light the fire emergency egress route. Other fitting would not light the landing or steps or would be inappropriate (eg bulkhead fittings).
- CCTV cameras: proposed as there have been safeguarding concerns with people accessing the college grounds from adjacent land. The intention is for cameras to view approaches to the college within the college grounds and not look into the landscape beyond.

Proposed elevations showing lighting proposals



A) BAROQUE WING NORTH ELEVATION



A.1) BAROQUE WING NORTH ELEVATION



B) BAROQUE WING EAST ELEVATION



A) BAROQUE WING WEST ELEVATION



B) CUTLER HOUSE NORTH ELEVATION



C) BIN STORE ELEVATION

Proposed elevations showing CCTV proposals



BAROQUE WING NORTH ELEVATION



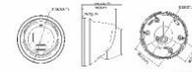
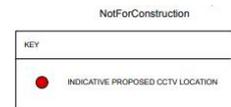
BAROQUE WING WEST ELEVATION



BAROQUE WING WEST ELEVATION



WEST ELEVATION (RHS)



CAMERA DIMENSIONS



SOUTH ELEVATION



EAST ELEVATION

Proposed elevations coach house and car park showing lighting proposals



A) WEST CAR PARK ELEVATION



B) COACH HOUSE EAST ELEVATION



B.1) COACH HOUSE EAST ELEVATION

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 BIO1 Biodiversity and Geodiversity - Indicates that development will be expected to conserve and enhance the biodiversity and geodiversity features of the borough and that harmful development will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

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 193 Local planning authorities should support development whose primary objective is to conserve or enhance biodiversity

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:

Biodiversity- no objection

Conservation Officer – Initial comments expressed concerns at the impact of the proposed works on the exterior and interior of the Baroque Wing and recommended the application be deferred for amendments.

- Further comments following discussions with the agent and Historic England, and the exploration of alternative options, concluded that as the entrance on the Baroque Wing/eastern elevation serves as a fire escape, and is part of the adopted escape strategy, the proposed lighting solution represents the least harmful option overall.

Historic England – Initial comments advised no objection but expressed concern at the visual impact of the G-EM column mounted heads on the Baroque Wing east elevations and sought clarification for the need/justification for this element of the proposal and whether a less visual impactful lighting solution could be found.

- Further comments restated the initial comments. However, a further clarifying email advised that Historic England were not objecting but expressing concerns. The proposal would cause some harm (less than substantial). Therefore, it would be for the local planning authority to determine whether the prescriptions of the fire strategy clearly and convincingly justify harm and consider whether there are any public benefits perceived to arise which would outweigh it.

South Yorkshire Archaeology Service – recommend a pre-commencement condition requiring a watching brief.

Stainborough Parish Council – no comments received

Ward Councillors – no comments received.

Representations

A site notice was placed nearby and a press notice placed in a local newspaper giving a final date for comments of 26 December.

One representation was received confirming broad support for the proposals but raising some concerns which are material considerations:

- Archaeology – where works are not alongside or under existing footpaths, it may disturb previously undisturbed ground and a watching brief may be required.
- Lighting columns – the number of units feels unnecessary at this scale and new brighter fittings could be harmful to the wider significance of the registered park and garden and have a visual impact which is harmful to the significance of the building. The applicant has not demonstrated whether there could be a less harmful solution that could reduce or mitigate harm.
- CCTV cameras – general concerns are expressed regarding the number of cameras facing National Trust leased land and whether these are necessary or justified. The elevations submitted for the proposed CCTV cameras identify locations as indicative only and the status of the plan should be clarified to safeguard the significance of the building. A method statement should be provided to control/prevent harm to the building.

Assessment

The main issues for consideration are as follows:

- The principle of the proposed works
- The impact on heritage assets
- The impact on biodiversity

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 works to renew and install lighting and CCTV on the buildings and in the grounds, which will be viewed in the context of the existing 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 initially expressed concerns at the visual impact of the G-EM column mounted heads on the Baroque Wing east elevations and sought clarification for the need/justification for this element of the proposal and whether a less visual impactful lighting solution could be found and restated these concerns in a subsequent consultation response.

An email clarification confirmed that Historic England were not objecting but expressing concerns. The proposal would cause some harm (less than substantial). Therefore, it would be for the local planning authority to determine whether the prescriptions of the fire strategy clearly and convincingly justify harm and consider whether there are any public benefits perceived to arise which would outweigh it.

The Council's Conservation Officer initially expressed concerns at the impact of the proposed works, in particular on the Baroque Wing East Elevation, where proposed lighting causes less than substantial harm to the significance of this Grade I listed building and its setting. Following discussions with Historic England and the agent, it was concluded that the proposal is justified because alternative options needed greater physical intervention to the building, or were impractical; and that the proposed lighting solution represents the least harmful option, providing necessary illumination to the stone staircase in the event of a fire. Conditions are recommended to ensure that the replacement lighting units are fitted using existing fixtures and fittings; to require new lighting units to be fitted within the joints of the stonework; and to require the cameras to be black and fitted within the joints of the stonework.

South Yorkshire Archaeology Service (SYAS) have recommended a pre-commencement condition requiring a watching brief to be agreed and implemented. At the applicant's request, revised wording of this condition has been agreed with SYAS to clarify that the condition does not apply to replacement works and any other works that do not require any excavation, since it is only where works are breaking new ground that the watching brief is required.

Overall it is concluded that the proposal would introduce some minor harm, which is justified on the grounds of user and visitor safety in the event of an emergency or fire. It is also noted that the changes are minimally invasive and fully reversible as per best practice. Subject to the recommended conditions it is considered that the proposal is acceptable and in compliance with national and local policy regarding heritage assets and moderate weight in favour of the proposal attaches to this material consideration.

Impact on Biodiversity

The application is supported by an ecology covering letter which concludes that some areas of the site will see higher levels of lighting for the purposes of health and safety. However, this has been offset by the proposed use of warm white lighting across the site, the removal of uplighting and a reduction in lux levels along the drive. The Council's Ecologist confirms that they are content that the proposals will not result in additional negative impacts upon bat foraging, commuting and roosting habitat.

It is concluded that the proposal is in compliance with the requirements of Local Plan Policy BIO 1 and national policy in relation to protected species. This material consideration is afforded limited weight in favour of the application.

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 public benefits of the works outweigh any harm to the listed building and its setting. Together with the limited weight afforded to the biodiversity issue, 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 THE CONDITIONS BELOW

CONDITIONS

01. The works authorised by this consent shall begin not later than three years from the date of this consent and shall be removed no later than five 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 and to reflect the temporary justification of the permitted works.
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:
Baroque Wing Elevations drawing number 23-023L-313
CCTV locations drawing number 23-023L-314
Coach house and car park elevations drawing number 23-023L-311
Location Plan drawing number 23-023L-001
Site Plan drawing number NCWC-WBS-ZZ-XX-DR-E-63100 Rev P04
Wentworth Castle Elevations drawing number 23-023L-310
Wentworth Court Elevations drawing number 23-023L312
Reason: To ensure that the development is carried out in accordance with the application as approved.
03. No works including any demolition and groundworks, with the exception of replacement works and any other works that do not require any excavation, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:
- The programme and method of site investigation and recording.
 - The requirement to seek preservation in situ of identified features of importance.
 - The programme for post-investigation assessment.
 - The provision to be made for analysis and reporting.
 - The provision to be made for publication and dissemination of the results.
 - The provision to be made for deposition of the archive created.
 - Nomination of a competent person/persons or organisation to undertake the works.
 - The timetable for completion of all site investigation and post-investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

04. Replacement lighting units shall be fitted using existing fixtures and fittings.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Local Plan policy HE3 Developments affecting Historic Buildings.
05. New lighting units shall be fitted within the joints of the stonework.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Local Plan policy HE3 Developments affecting Historic Buildings.
06. The cameras shall be black and fitted within the joints of the stonework.
Reason: To safeguard the special architectural or historic interest of the building in accordance with Local Plan policy HE3 Developments affecting Historic Buildings.

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.

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the heritage issues that arose whilst dealing with the planning application.