



PLANNING CONSULTATION RESPONSE

Application No	2025/1009
Proposal	2025 1009 Temporary Repairs Gun Room Remove Slates and Replacement with EDPM for up to 5 Years Wentworth Castle & Stainborough Park Heritage Lowe Lane Stainborough
Address	Wentworth Castle & Stainborough Park Heritage Lowe Lane Stainborough
Date of Consultation Reply	151225
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposed alterations would harm the special architectural or historic interest or impact on the setting of the listed Building

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 (2): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

Policy

NPPF 207/208: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 213: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan HE1: The Historic Environment

Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings

Conservation Comments:

The condition of the Gun Room has long been of concern and is reflected in its inclusion on Historic England's Heritage at Risk Register (HAR). Together with the wider setting of the grade I listed Registered Parkland and Garden (RPG) of Wentworth Castle Gardens, and its group value to the grade I Wentworth Castle, the site has clear elevated heritage significance. Individually, the building is of more than special (heritage) interest, with clear aesthetic, evidential and historic values reflected in its grade II* listing. This application for listed building consent is accompanied by a detailed Design & Access and Heritage Impact Assessment. The HIA sets out the significance of the building and the wider site more than adequately and I have no reason to repeat this in detail here.

It is worth noting that a series of envelope works took place in 2007, including some works to the roof. However, the interior (which is in a state of disrepair) was not conserved or re-instated. This is notable because the interior (although dilapidated) contributes substantially to the aesthetic and evidential heritage values of the building. As a result, the building has remained on the HAR.



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This application follows extensive pre-application discussion with colleagues at the National Trust and Historic England* earlier this year (Feb 2025). In March 2025, a series of patch repairs were attempted to remedy several of areas of slipped slates and insufficient lapping / lead covering at the eaves apron and the valleys. However, the works were halted once the extent of the decay and deterioration was identified in the timber once the southern roof slope was lifted and examined.

The application includes a detailed condition survey which notes that:

'Generally, the roof is poorly detailed with no ventilation provided to the roof void and several factors contributing to water ingress. This together with a lack of maintenance has resulted in significant water ingress and damp related issues including wet rot and insect attack. Upon opening up, moisture content of 25-27% was recorded in the accessible timbers.

A large proportion of the battens lower down the roof slopes are decayed and failing, resulting in further water ingress. In addition, a bitumen underfelt is provided, however this has perished and fallen away in places, no longer providing a secondary barrier to rainwater penetration.

Lead flashings to the ridge, hips and stone cornice are poorly detailed. Sheets are generally longer than recommended in current standards and are simply lapped, allowing driven or standing water to penetrate the joints between sheets, affecting both the roof structure and wall heads. Underside corrosion was noted to the apron flashings to the stone cornice.

Laps provided to the slate coverings are also inadequate, providing further opportunity for water ingress. Flashings have been secured in place with clout nails and screws fixed directly through the lead sheet. On the hips the lead has torn around the fixings and left gaps at the head of the sheet as well as openings around the fixings. The valleys could not be fully investigated as part of the survey; however, it is envisaged that similar detailing issues exist.'

In the long term it is recommended that:

the roof coverings are removed and replaced with improved detailing. The higher quality Welsh slate roof coverings should be retained for reuse where possible. The new detailing should include counter battening to provide ventilation to the roof void and larger head laps to the slates. All leadwork should be replaced with new, appropriately sized sheets jointed and secured to LSTA approved details.

However, in the short term, this application proposes a temporary scheme to halt water ingress immediately and allow the structures below the opportunity to dry out. This is for a period of five years to allow sufficient time to design a scheme to fully repair the roof with authentic detailing, methods and materials. The application proposes the stripping of the roof (and storage of materials) then recovering with a EDPM membrane. The decayed roof laths and bitumen felt will be removed and replaced with new (type 1f bituminous felt (protection for bats)) on counter battens to improve ventilation to the roof structure and to mitigate condensation. Ventilation gaps at the eaves and near the top of roof slopes will be included to encourage air circulation. The EDPM membrane will overlay 12mm OSB on tanalised battens. The existing lead ridges, hips, valleys and aprons are to be retained but underlain by EDPM for adequate water proofing. Additionally, the chimney on the north slope is to be capped, re-pointed in and re-flashed with Code 5 lead (detailed plans included), to halt water ingress in this area.

Clearly, the works are intended to be temporary, but I am aware that visually this approach will appear out of keeping and is not a traditional method of repair. In particular, the EDPM membrane is a modern intervention and will be seen as such. As a consequence, there will be a degree of negative impact on the aesthetic value of the individual building but also to the setting when viewed from the wider RPG that introduces some minor harm. Even so, I feel this minor harm is more than justified as it will halt water ingress. This in turn will safeguard structures in the roof and spaces below of high value. As a temporary measure I am comfortable that the slightly incongruent appearance of the rubber roof is clearly balanced against the longer-term aim of conserving the building. It will allow the maximum amount of historic fabric to be retained whilst allowing time to develop a design for a later phase of permanent repair. I also agree that this proposal offers the prospect of significant long-term public benefits despite the short-term minor harm.

In conclusion, whilst there will be minor harm, I feel it is justified and is in accordance with S.16(2) of the Act, NPPF 213 and 215, HE1 and HE3, and should be approved.

* As the building is grade II* notification on this application will be required to Historic England



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NO OBJECTION*		
*Delete as applicable		
<u>Consultation Suggested Conditions:</u>		
<u>Consultation Informative(s):</u>		
As the building is grade II* notification on this application will be required to Historic England		
<u>Planning Obligations required:</u>		