2023/0059

Mr David Coope

Removal of existing boarding to window and door openings of the Orangery and reinstatement of timber sash windows (Listed Building Consent)

Wentworth Castle Gardens, Park Drive, Stainborough, Barnsley, S75 3EN

Site Location and Description

The Grade II listed Orangery subject of this listed building consent application is set within the walled garden circa 100m north of Home Farm. The site also falls within the grade I listed registered park and garden and is curtilage to the grade I Wentworth Castle. It is also close to a number of other individually designated assets including the Home Farm complex to the south and lies within the Green Belt and the designated Conservation Area 'Wentworth Castle and Stainborough Park'.

The Orangery is a relative plain and functional building but it's form, architecture, fabric and appearance lends it a strong group value to other neighbouring structures.

Photo of the Orangery prior to boarding up

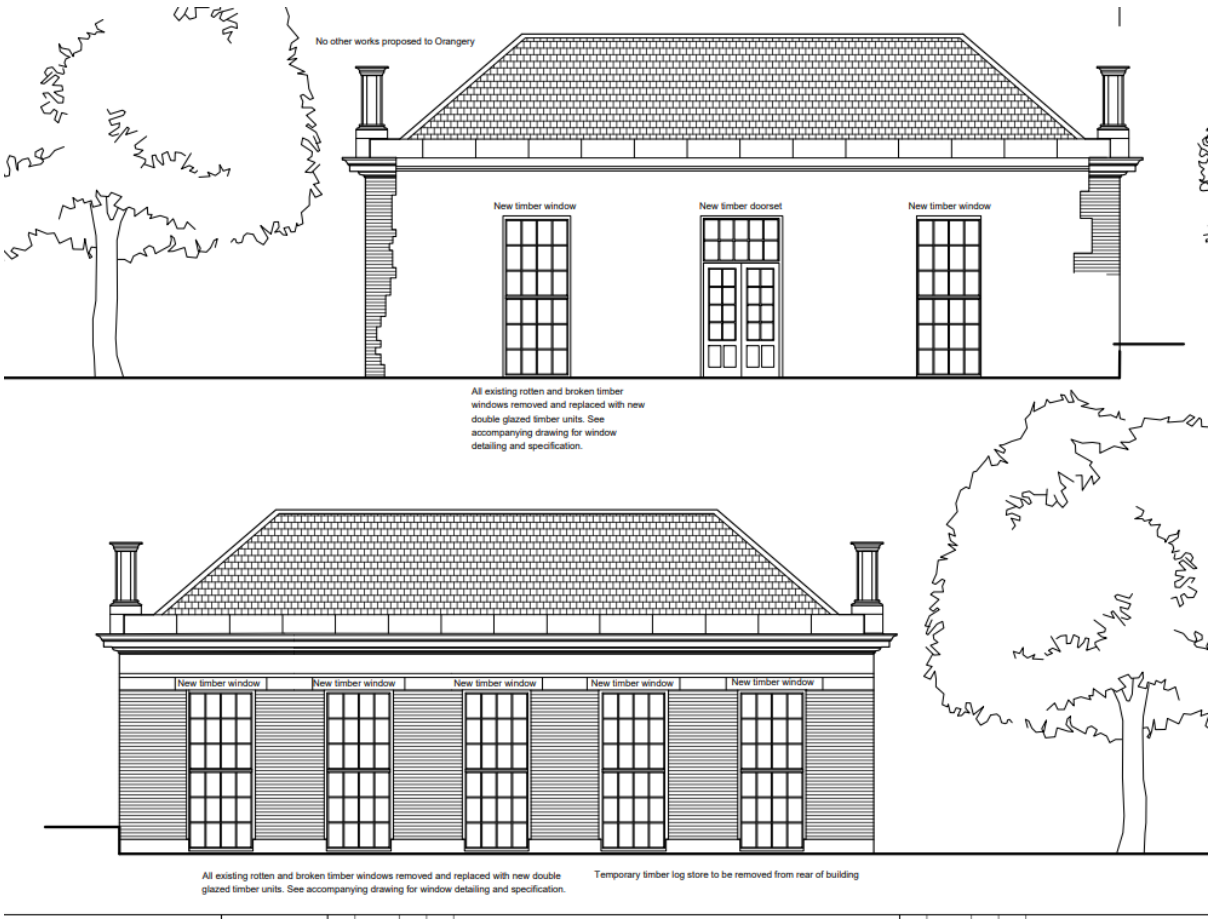


Proposed Development

The application proposed to remove the current boarding which protects the openings, the last vestiges of window or door frames of which were removed prior to boarding up, and re-

instate the missing fenestration of The Orangery. The windows are proposed to be traditionally proportioned with 4 x lights and a central door in the southern elevation including double doors with 2 x 4 lights and lower timber panels with a 6 x 2 transom light. The windows and doors will be double glazed and the window ironmongery is proposed to be traditional brass.

South and North Elevations proposed



Policy Context

Decisions on applications should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 is that special regard shall be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest it possesses.

Local Plan

The Local Plan was adopted by the Council in January 2019.

The Local Plan review was approved at the full Council meeting held on 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.

The site is designated as Green Belt, Park and Garden of Historic Interest and Conservation Area within the Local Plan Proposals Maps where the following policies are relevant:

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development, including:

- no significant adverse effect on the living conditions and residential amenity of existing and future residents.

Policy D1 High Quality Design and Place Making - 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 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 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

<u>NPPF</u>

These policies reflect the purpose of achieving sustainable development set out in the NPPF and in particular (in relation to this proposal) the economic, social and environmental objectives. They also reflect the advice in paragraphs 126 (general design considerations) and 134 (which states that permission should be refused for development that is not well designed).

NPPF paragraphs 194, 195, 199 and 200 provide guidance on identification of and the weight to be given to heritage significance; and on determining planning applications which may affect heritage significance.

Consultations

Conservation Officer – The main issue to be considered from a heritage perspective in the determination of this Listed Building Consent application is: -

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

The proposal to re-instate the missing fenestration with hardwood timber sash and double doors which are broadly Georgian in style. The windows are authentic in every respect apart from double glazing. The submitted details show very slimline double-glazed units with traditional brass ironmongery. Given that these windows follow C20 windows of unknown design and merit which themselves replaced the originals, the principle is acceptable and raises no concerns. A condition specifying that the door ironmongery should match that of the proposed windows is recommended.
Historic England – No comments.
Tankersley PC – Confirmed that they do not have any comments.
Ward Councillors – no comments

Representations

The application has been advertised via letters direct to neighbours, a press notice 10 February to 3 March and a site notice which was displayed from 9 February – 2 March; no representations have been received.

Assessment

Principle of Development

The proposal to re-instate windows and doors is acceptable in principle subject to assessment of matters of detail below.

Design, Heritage and Visual Amenity

The windows and doors present at the time of listing were mid C20 but had subsequently deteriorated and been largely removed before the openings were boarded up. The proposal is therefore to replace C20 windows or unknown design and merit which themselves replaced the original windows. The proposed design is broadly Georgian in style, traditionally proportioned and detailed including sash cords and weights and brass ironmongery to the windows. The amended plans show very slimline double-glazing with true 'through' glazing bars finished with a traditional lamb's tongue moulding. Overall, it is concluded that the works are acceptable and of traditional design that is appropriate for the age and architectural style of this relatively plain and functional building. As such the proposal is acceptable in terms of its impact and is in compliance with Local Plan Policies GD1, D1, HE1, HE4 and GB1. A condition is recommended to ensure that ironmongery to the doors matches that proposed to the windows.

Recommendation

Grant subject to conditions