

<b>Application reference numbers</b>	2025/0480
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<b>Application Types</b>	Listed building consent
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<b>Proposal Description:</b>	External resurfacing and pergola and internal alterations to existing reception areas, office spaces and ancillary spaces, including removal of modern partition wall (Listed Building Consent)
<b>Location:</b>	Northern College, Lowe Lane, Stainborough, Barnsley, S75 3ET

<b>Applicant</b>	Mr M Barrett
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<b>Number of Third Party Reps</b>	None	<b>Parish:</b>	Stainborough
		<b>Ward:</b>	Penistone East

### **SUMMARY**

The proposal seeks listed building consent for resurfacing of the existing car parking area; erection of a pergola at the main entrance; internal alterations to existing reception areas, office spaces and ancillary spaces, including removal of modern partition wall.

The proposal relates to the Grade 1 Listed Wentworth Castle, which is within the Green Belt, a designated Conservation Area and a Historic Park and Garden.

The report demonstrates that any harm generated by the proposal is outweighed by other material planning considerations. The development would not cause an unacceptable level of harm to heritage assets, highway safety or the wider character of the area and is recommended to be subject only to the standard time limit and plans conditions.

Recommendation: **GRANT Listed Building Consent**

## **Introduction**

- The proposal is for listed building consent for resurfacing of the existing car parking area; erection of a pergola at the main entrance; internal alterations to existing reception areas, office spaces and ancillary spaces, including removal of modern partition wall.
- The proposal relates to the Grade 1 Listed Wentworth Castle, and within the Green Belt, a designated Conservation Area and a Historic Park and Garden.

## **Site Description**

The Grade 1 listed Wentworth Castle, also known as Northern College, subject of this listed building consent application is set within the grade 1 listed registered park and garden 'Wentworth Castle' where there are many other grade 2 and 2\* listed buildings, and within the Conservation Area 'Wentworth Castle and Stainborough Park'.

Wentworth Castle is one of, if not the, finest country houses in the north of England with distinct architectural styles reflecting the visions of successive generations of the Earls of Stafford including the Baroque, Palladian and Country Garden.

The application relates to works to the existing car park immediately adjacent to the main entrance to the college; and to works to the building itself including a pergola at the entrance, and internal alterations to the building.

## **Proposal**

The proposal seeks listed building consent for resurfacing of the existing car parking area, erection of a pergola at the main, internal alterations to existing reception areas, office spaces and ancillary spaces, including removal of modern partition wall.

The application is supported by a Design and Access Statement and a Heritage Impact Assessment. The application has been amended to reflect the advice of the Design and Conservation Officer.

The proposed changes to the car park area next to the college entrance include relining parking spaces and the provision of an additional disabled parking space, the loss of two standard parking spaces, the removal of existing late C20 kerbs and the provision of a wider resin bonded paving area for pedestrians. The areas to be surfaced are all already surfaced with tarmac.

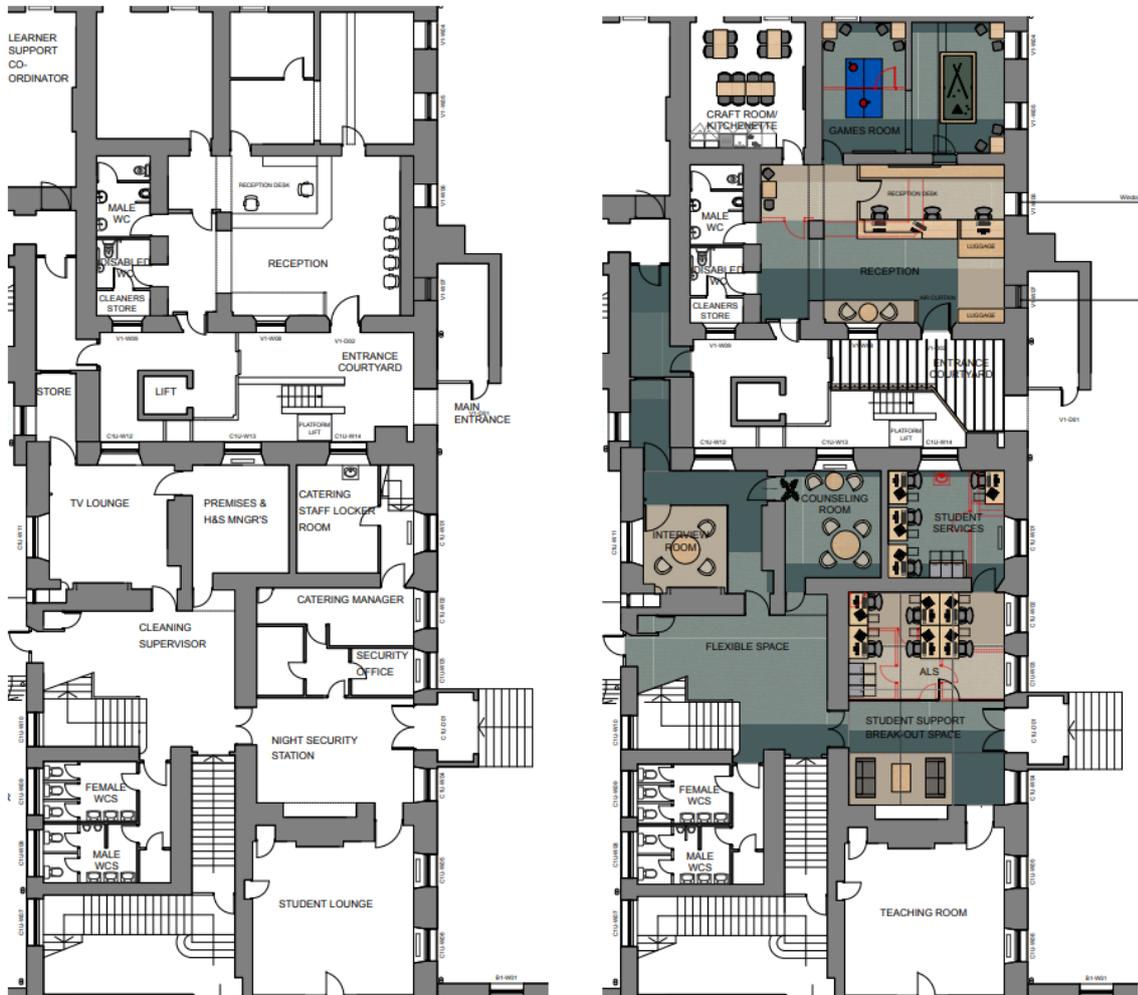
The proposed internal alterations to the reception area are to remove existing partitions and to provide new partitions to amend the working space including new sanitary installations and the provision of a kitchenette.

The proposed pergola is to be sited within a high walled courtyard area at the main entrance and lighting is to be improved within this area.

Internal alterations within the upper ground floor of Cutler House include removal of partitions and modern panelling; removal of modern ceiling tiles and repair of lath and plaster ceilings including making good timber panelling and decorative coving; flooring over of a service stair (the stair to remain in situ). In addition, alterations to three late C20 doorsets off the Palladian wing stair are proposed, which will allow replacement with doors that will improve access for wheelchair users.

In response to the request from the Conservation and Design Officer for clarification of details of how new partitions has been provided; confirmation that significant joinery features will be retained has been given; a previously archived door will be reused; and the newel and handrail to the stairs to be floored over will be stored between the joists forming the new floor so that they are available for re-installation should the stair be reopened in the future.

### Existing and proposed reception area plans



Proposed pergola with existing view photographs.



EXISTING VIEW FROM THE MAIN ENTRANCE ARCH



PROPOSED VIEW FROM THE MAIN ENTRANCE ARCH

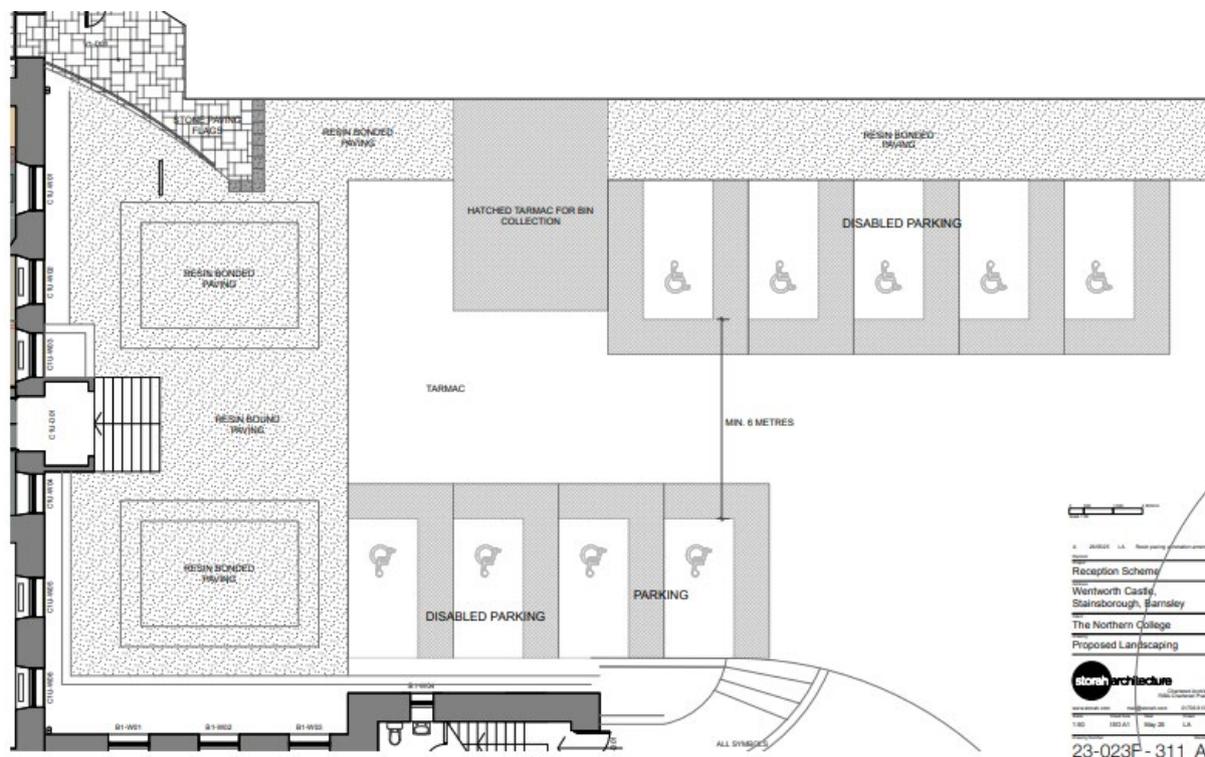


EXISTING VIEW FROM THE MAIN HOUSE EXIT



PROPOSED VIEW FROM THE MAIN HOUSE EXIT

## Proposed layout of car park area



## Relevant Site History

Application Reference	Application description	Status
2024/0524	Installation of secondary glazing (Listed Building Consent)	Granted.
A wide range of other applications relate to the wider Northern College		

## 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 give 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 within the Local Plan and as such the following policies are considered to be relevant to this application:

**Policy GD1 General Development** – Development will be approved subject to assessment against a range of criteria, including if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

**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

**Policy T3 New development and Sustainable Travel** – expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

### 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:

Paragraph 116 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 153 – Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances

Para 154 – Development in the Green Belt is inappropriate unless one of the following exceptions applies (including)

- The alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
- Engineering operations, provided they preserve the openness of; and do not conflict with the purposes of including land within the Green Belt.

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 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-** Initial comments confirmed that the proposed changes are fully justified however, further clarification is required regarding details of the proposal.

- In response to reconsultation on the additional information submitted, confirmed that this clarifies the details required.

**Historic England** – advise that in this case they are not offering advice

**Highways DC** – the proposals make minor alterations to the car parking layout. This is not to the detriment of the main car parks nor to the number of accessible spaces adjacent to the college and there are no objections to the scheme.

**Stainborough Parish Council** – Confirmed no comments

### **Representations**

A site notice was placed nearby and a press notice placed in a local newspaper.

No representations were received

### **Assessment**

The main issues for consideration are as follows:

- The principle of the proposed works
- The impact on heritage assets
- The impact on highway safety

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### Principle of the proposed works

The proposal includes predominantly internal alterations as well as resurfacing of external areas and the construction of a pergola in a courtyard area. The proposal is acceptable in principle subject to assessment of the matters of detail below.

### Impact on heritage assets

The proposal includes resurfacing existing hard surfaced areas of car park with resin bound gravel which will on balance improve the setting of Northern College. The proposal will secure an additional disabled parking space and improved pedestrian access facilities.

The proposed pergola is to be sited in a courtyard area which is contained by high walls. The proposal is lightweight structure which can easily be reversed. The pergola is designed to guide visitors towards the reception access in a location which can be hard to navigate.

The proposed internal works include alterations to existing partitions in the reception area, flooring over a service stair and alterations to three late C20 doorsets.

Reflecting the advice of the Conservation and Design Officer, it is considered that the proposed works are fully justified and allow better appreciation of the historic rooms and their original arrangement. The reception area changes involve little historic fabric and are essentially a re-organisation of modern furniture and features. The pergola in the courtyard is a lightweight structure and the work can be easily reversed. The new areas of resin bound gravel on areas of existing tarmac will improve the setting of the building. The works to the upper ground floor of Cutler House are more significant but will reveal the historic significance of the building and the resulting minor harm is well below the threshold of substantial and is justified and balanced as per NPPF 215. The further information submitted has clarified the areas of detail required.

It is concluded that the pergola, parking area and reception area works will have a neutral or positive impact on the House, and the wider Registered Park and Garden and Conservation Area. The other proposed internal alterations have been clarified to minimise the impact on the listed building and are considered to result in minor harm which is below the threshold of substantial and justified by the public benefits of the proposal to users of the building and by revealing the historic significance of the building. Together with the fact that elements of the proposals could be reversed without trace, it is considered that the proposal is acceptable and moderate weight in favour of the proposal is attached to this material consideration.

### Impact on highway safety

The proposal will result in loss of two standard parking spaces and the provision of an additional disabled parking space. Reflecting the advice of the Highway Engineer this is not considered to be detrimental to the main car parks and the overall provision of parking on the site. It is considered that the proposal will not have an adverse impact on the highway safety and moderate weight in favour of the proposal is attached to this material consideration.

## **PLANNING BALANCE & CONCLUSION**

Overall, the proposed works are considered to be acceptable. Consultees have either not commented or have supported the proposal as amended. Moderate weight in favour of the proposal attaches to the heritage and highway safety aspects of the proposal. Having balanced all the material planning considerations, the proposal is considered to be in compliance with the development plan as a whole and is therefore recommended for approval.

## **RECOMMENDATION**

### **GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS**

**The above objections, consideration and resulting recommendation have had 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 right to respect for his private and family life, his home and his correspondence.**