

Application Reference Number:	2026/0105
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Application Type:	S19 - Variation of Condition(s)
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Proposal Description:	S19 application (Variation of Condition 2 of LBC application 2025/0480) relating to repair of lintel found to be affected by wood beetle and rot during other approved works.
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Location:	Northern College, Lowe Lane, Stainborough, Barnsley, S75 3ET
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Applicant:	Mr M Barrett
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Third-party representations:	One	Parish:	Stainborough
		Ward:	Penistone East Ward

Summary:

This planning application seeks a variation of conditions 2 (approved plans) of planning application 2025/0480 (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)).

The proposal relates to Grade 1 Listed Building Wentworth Castle. The site falls within the Green Belt, Wentworth Castle and Stainborough Park Conservation Area and a Historic Park and Garden.

Any harm generated by the proposal should ensure to be outweighed by other material planning considerations and should not cause an unacceptable level of harm to heritage assets.

The proposed variation of condition 2 would have no adverse impact or increased harm to the heritage asset and is therefore considered acceptable.

Recommendation:

Approve subject to conditions

Site Description

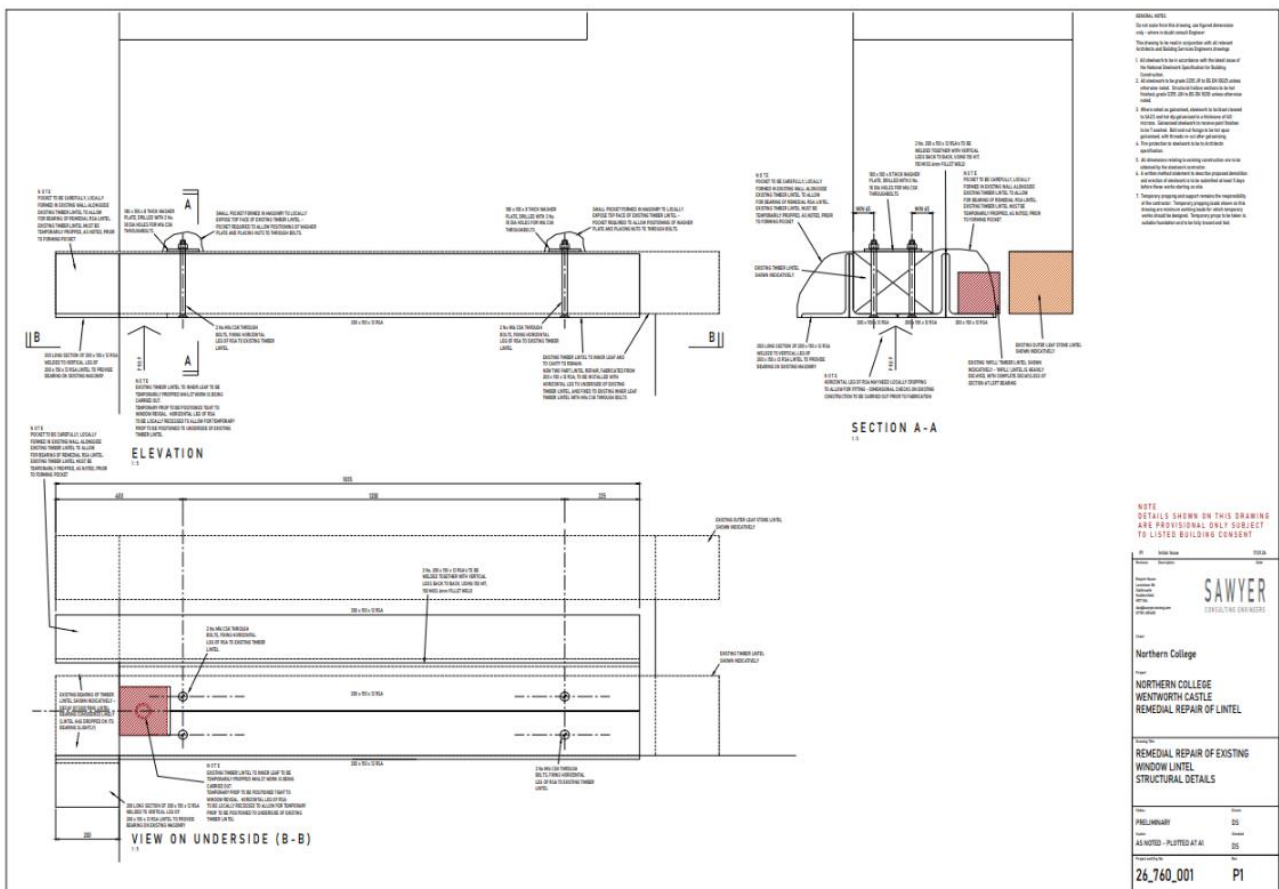
The building is Grade 1 Listed Wentworth Castle and is also known as Northern College. The building is also within Grade 1 Listed Registered Park and Garden of Wentworth Castle. Other Listed Buildings are located within proximity of the site and within the Park and Garden. The site is also within the Wentworth Castle and Stainborough Park Conservation Area.

The significance of the site is highly important to the area. Given Wentworth Castle holds substantial historical impact on the area and features distinctive architectural styles and features, reflective of its time and grandeur, making it one of the norths finest and deservedly highly protected buildings.

The application relates to a lintel above a ground floor window within the Cutler House.

Proposed Development

The original Listed Building Consent application included internal alterations to the building including the Cutler House upon commencement of the works, water damage has been discovered to the wooden lintel above the south facing window servicing the stairs. The original like for like replacement of the lintel is therefore now not appropriate given the decay. Oak packing of the existing lintel has therefore been proposed in order to reinforce the existing lintel and prevent disturbance of the existing structure. This deviates from the originally approved plans under condition 2 of 2025/0480.



1. All work shall be in accordance with the original design and any alterations shall be approved by the relevant authorities.
2. All work shall be in accordance with the current code of practice for the relevant work.
3. All work shall be in accordance with the current code of practice for the relevant work.
4. All work shall be in accordance with the current code of practice for the relevant work.
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9. All work shall be in accordance with the current code of practice for the relevant work.
10. All work shall be in accordance with the current code of practice for the relevant work.

NOTE: DETAILS SHOWN ON THIS DRAWING ARE PROVISIONAL ONLY SUBJECT TO LISTED BUILDING CONSENT

Project Name	Wentworth Castle
Client	Northern College
Location	Northern College, Wentworth Castle
Project Description	Remedial Repair of Existing Window Lintel
Scale	1:10
Author	AS
Checked	AS
Drawn	AS
Project No.	26_760_001
Sheet No.	P1

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.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

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.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

It must be noted this is a variation of condition application and planning permission for the works which have been approved under application 2025/0995.

Consultations

Historic – No Objections

Conservation Officer – No Objections

Assessment

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 involves repairing works to the existing window lintel in the stairways of the Cutler House. The proposal is acceptable in principle subject to assessment of the matters of detail below.

Impact on Heritage Asset

The proposal includes the increased structural works to the lintel above the south facing window servicing the staircase within the Cutler House. The alteration to the original like for like lintel replacement is necessary due to the extensive water damage uncovered behind the plaster. The existing lintel is now proposed to be retained along with oak packing and some 'L' shaped steel sections to strengthen the original lintel and to avoid any disturbance to the surrounding area of the lintel, potentially risking the structure of the wall.

The conservation officer has raised no concerns against the proposal. Although the proposal will result in some modern alterations and an obvious repair works as opposed to a like for like replacement which impact upon the historic character of the structure, the improved structural integrity of the lintel and surrounding area will help to preserve the structure ceiling on the whole for an improved length of time and the 'L' shaped steelwork would be installed internally and therefore out of sight.

Historic England have submitted no substantive comments relating to the application although it is understood the conservation officer has been in contact with Historic England who have not provided any objection to the proposal.

Overall, the proposal would provide some loss of historic fabric, however given the importance of the structural integrity of the lintel and surrounding area, the proposed works are considered necessary and take precedence over the potential historical harm.

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. Since there are no other material planning considerations it follows that the planning balance weighs in favour of granting approval for the variation of condition to a listed building consent. The proposal is therefore recommended for approval.

Recommendation

Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has been necessary to make contact with the applicant to request an amendment to the application form to ensure the correct application is being varied.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

1) The development hereby permitted shall be begun prior to 18/06/2028 to align with condition 1 of application 2025/0480

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out strictly in accordance with the plans

Location plan drawing number 23-023F-001

Existing lower ground floor drawing number 23-023F-011

Existing first floor drawing number 23-023F-013

Existing plan drawing number 23 – 023F-017A

Existing landscaping drawing number 23-023F-018

Proposed landscaping drawing number 23-023F-311A

Proposed pergola drawing number 23-23F-312

Proposed plan drawing number 23-023F-310A

Additional information 23-023F dated 31 July 2025

Proposed plan drawing number 23-023F-310A (Annotated)

Remedial Repair of Existing Window Lintel Structural Details 26_760_001 Rev:P1

Supporting Statement Job Number 23-023K

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.