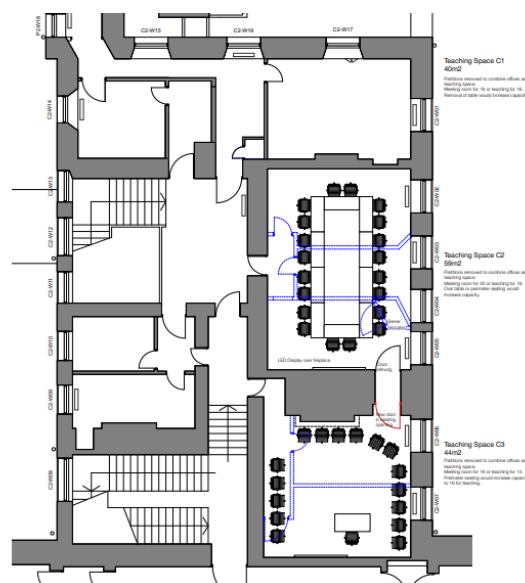




Policy Context

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 requires the decision maker to have 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

NPPF

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 131 (general design considerations) and 139 (which states that permission should be refused for development that is not well designed).

NPPF paragraphs 205, 206 and 208 provide guidance on identification of and the weight to be given to heritage significance; and on determining applications which may affect heritage significance.

Consultations

Conservation Officer – In response to consultation on original application stated: 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 or impact on the setting of the Listed Building

The application seeks permission to alter some existing office spaces within Wentworth Castle (Northern College), within the Cutler Wing. The rooms were once bedrooms. The Cutler Wing is the earliest extant section of the house being built in 1670. The house and the wider landscape are listed grade 1 and of exceptional historic significance due to their architectural, historic and communal values. The rooms in question retain a good degree of historic detailing and mouldings including decorative architraves, cornice, friezes and fireplace surrounds. The decoration of the room intended to become teaching space C2 appears consistent with the late C17 date of the Cutler Wing. The room to become teaching room C3 is a little different in terms of its decoration and appears more classical, less floral and more restrained and may be a later alteration (of the decoration)

Currently the historic bedrooms are subdivided with modern (C20) lightweight partitions into five smaller rooms. It is clear that removal of these partitions will result in greatly improved legibility of the two historic bedrooms. The junctions between modern and historic fabric appear reversible with the modern partitions being scribed around the historic decoration and not cut directly into it. Whilst some making good will inevitably be needed, the works should be relatively straightforward. Consequently, the works will better reveal the heritage and significance of these spaces and overall be a clear net gain. Any areas of decoration damaged or uncovered in the process of the removal of the partitions will need to be made good and a condition is recommended accordingly.

In response to the submission of details of the new interior door, confirmed that these details are supported.

Historic England – Confirmed they are not offering advice and that advice from specialist conservation and archaeological advisers should be sought.

Tankersley PC – Confirmed that they do not have any comments.

Ward Councillors – no comments received.

Representations

The application has been advertised via letters direct to neighbours, a press notice, and a site notice which was displayed from 22 July to 12 August; no representations have been received.

Assessment

Principle of development

The proposal to make alterations to form classrooms is acceptable in principle subject to assessment of matters of detail below.

Design, Heritage and Visual Amenity

The proposal includes removal of existing modern partitions, reinstating the original form of the two former bedrooms, for their use as classrooms.

The only minor concerns relate to the need to make good the areas where the modern partitions are removed and reveal any damage; a condition is recommended accordingly.

The proposal includes the addition of a further door to create a cupboard between the new classrooms. A detailed drawing has been submitted which shows that the door will match the existing door to the new cupboard, the agent clarifies that there will be no loss of the original joinery features, and the Conservation Officer has confirmed that these details are acceptable.

Overall, the works will reveal the heritage and significance of the former bedrooms and are considered to be acceptable. As such, subject to the condition required in relation to the making good of any damage, the proposal is acceptable in terms of its impact and is in compliance with Local Plan Policies GD1, D1, HE1, HE4 and GB1.

Recommendation

Grant subject to conditions