
2024/0524

Mr M Barrett

Installation of secondary glazing (Listed Building Consent)

Northern College, Lowe Lane, Stainborough, Barnsley, S75 3ET

Site Location and 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.

Proposed Development

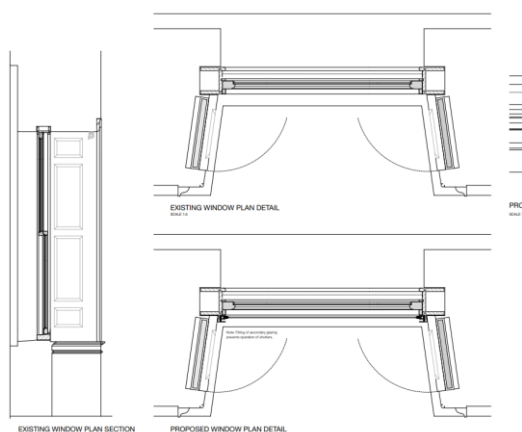
The application proposes to install aluminium secondary glazing in many of the windows at Wentworth Castle in order to improved energy efficiency. The proposed secondary glazing would be designed to match the meeting rail of the existing sashes. It would have a white finish internally which is intended to reduce the visual impact; and a dark colour finish externally which will reduce the appearance of a 'double frame' when viewed obliquely from the outside.

The aim of the proposal is to ensure that the secondary glazing has minimal impact on the existing window frames and their furniture. The proposal does mean that where shutters are present, they would no longer be operable while the secondary glazing is present. In addition, there is one window in the Long Gallery wherer a section of dado moulding is proposed to be removed, retained, archived and reused were the secondary glazing be removed.

The application is supported by a Heritage Impact Assessment and a Design and Access statement

An example of the proposal

photo to demonstrate the area of cut on the long gallery window



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 126 (general design considerations) and 134 (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 – 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 proposal is to install secondary glazing to the historic C18, C19 and Victorian frames of the north, east and south elevations. Where secondary glazing already exists, it has overall a poor design. The applications includes a detailed window schedule and representative sections showing existing and proposed mounting points and arrangements. The approach is to be as minimally invasive as possible both to the fabric and visually, both inside and out. The proposed very slim aluminium secondary glazing will generally be mounted in such a way as to avoid any moulding or architectural detailing in the reveal. However, in the case of the Venetian Window in the Long Gallery, a small cut of the architrave either side of the window will be required to accommodate the secondary glazing, and there is no other way to secure secondary glazing to this window. Other more minor issues include the case where mounting the secondary glazing would obstruct the opening and closing of shutters. In addition, some windows include latches and blind fittings that may interfere with the secondary glazing. Careful attention will be required and may require alteration to accommodate the secondary glazing. Any harm would be very minor and non-substantial

Overall, the second glazing when in situ should not overly obstruct the appreciation and understanding of the listed building nor cause substantial harm to the significance. In addition, the proposal is designed to be totally reversible. The only major interventions are the cuts to the architrave to the Long Gallery window, and the screw holes for the frame mounting elsewhere. Subject to a condition requiring the two cut sections of architrave to be retained (which is the intention of the applicant), the balance is in favour of approval given the obvious improvement in the thermal performance.

Historic England – Overall supportive of the proposal to improve the energy efficiency of Wentworth Castle. There are some details which should be provided either before the determination or via condition to ensure that the significance of this highly graded asset is preserved.

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 5 July to 26 July; no representations have been received.

Assessment

Principle of development

The proposal to install secondary glazing is acceptable in principle subject to assessment of matters of detail below.

Design, Heritage and Visual Amenity

The proposal includes designing the proposed secondary glazing to match the meeting rail of the existing sashes; and the internal finish of white to reduce their visual impact internally. External facing frames will be a dark colour to reduce the appearance of a 'double frame' when viewed obliquely from the outside. This specification is supported so as to reduce the visual impact of the secondary glazing frames.

Where shutters are present, they would no longer be operable whilst the secondary glazing is present. They would still be operable should the secondary glazing be removed. Overall, the benefits of improving the energy efficiency of the building are considered to outweigh the very minor harm that would be caused by the shutters not being able to function.

The only minor concern relates to the sections of dado mould which are proposed to be removed. The proposal to retain, archive and reuse, should the secondary glazing be removed, is supported. However, in order to be confident about the impact, we would require details of the extent of dado to be removed. Historic England have advised that this should preferably be provided before determination of the application, but accept that it could be required by condition. We would also require details of where and how the pieces of dado will be archived and this will be required by condition.

Overall, it is concluded that the works are acceptable. As such, subject to the condition required in relation to the removal of dado, 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