
2024/0190

Mr David Coope

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

Rebuilding and repair work to a section of collapsed battlement walling (Listed Building Consent).

Site Description

This application relates to a collapsed section of an existing grade II-listed battlemented wall located in the Green Belt, in the curtilage of the grade I-listed Wentworth Castle Registered Park and Garden (RPG), and in the Wentworth Castle and Stainborough Park Conservation Area.

The RPG accommodates several grades I, II*, and II-listed buildings, including the grade I-listed Wentworth Castle. The collapsed section of battlemented wall is located approximately 50 metres to the south-east of the grade II*-listed Stainborough Castle.

The battlemented walls are some 300 metres in length and extend from the formal gardens of Wentworth Castle through to Stainborough Castle and form the bulk of the southern boundary to the Wilderness. The battlemented walls range in height from a couple of metres to several metres where the landform dictates, and in some places forms a significant retaining wall structure. The walls are sandstone and there are several areas of severe weathering and where crenelations and ashlar copings are missing.



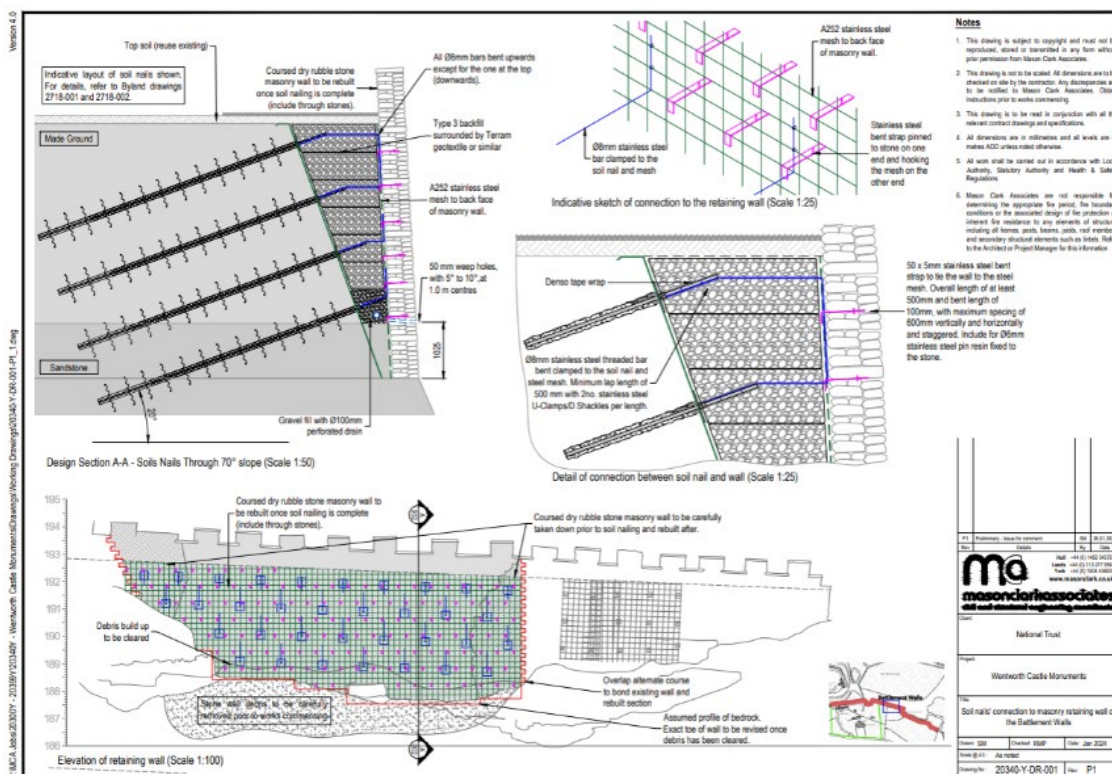
Planning History

There is an extensive planning history associated with the Wentworth Castle RPG. However, the most recent and relevant application is:

1. 2023/0058 – Repair works to Battlements including rebuilding and reinstating several crenelations (Listed Building Consent). – Approved.

Proposed Development

The applicant is seeking listed building consent for the rebuilding and repair work to a section of collapsed battlement walling, consisting of soil nails for soil stabilisation and to restrain the proposed rebuilding of the dry-stone masonry wall on top of the existing bedrock. It is proposed that the area of collapse will be rebuilt utilising as much of the existing stone as possible and all work is proposed to be undertaken in hot mixed lime mortar, matching stone, and traditional materials in-keeping with the Battlements.



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 Local Plan was adopted in January 2019 and is now 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 Allocation – Green Belt

The site is allocated as Green Belt in the adopted Local Plan, forms the curtilage of the Wentworth Castle RPG and is located within the Wentworth Castle and Stainborough Park Conservation Area,

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy GB1: Protection of Green Belt.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy HE4: Developments affecting Historic Areas or Landscapes.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***
- ***Section 13: Protecting Green Belt land.***
- ***Section 16: Conserving and enhancing the historic environment.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions.***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

Consultations

- **Historic England** – No comment but suggested that the views of a specialist conservation and archaeological adviser(s) are sought.
- **Yorkshire Gardens Trust** – No objection and support the application.
- **Conservation Officer** – No objection subject to condition of method statement.
- **Local Ward Councillors** – No response.
- **Forestry Officer** – No objection subject to condition of Arboricultural Impact Assessment.
- **National Trust** – No response.

Representations

This application was publicised by way of site and press notice, expiring 11.04.2024 and 05.04.2024 respectively. No representations were received.

Assessment

Principle of Development

The rebuilding and repair work to a section of collapsed battlement walling is acceptable in principle subject to the assessment of matters of detail below.

Design, Heritage, and Visual Amenity

Piecemeal repair works to several areas of the Battlemented Walls were approved under planning application 2023/0058. The repairs were urgently required due to areas of severe stone degradation following erosion and historic mortar repair in OPC. However, in November 2023, a large area of masonry collapse occurred in an area of the high battlemented wall that forms a substantial retaining wall to the south of the Wilderness. The area of collapse is significant and further risk is posed due to the pressure of material to the north, heavily saturated ground, additional pressure from trees and impervious mortar trapping moisture within the substrate of the wall. To the east of the area of collapse, areas of stone have already been supported by stainless pinning and mesh to stabilise the weak masonry, and at either side of the area of collapse, masonry is now at risk due to the lack of lateral tying. Due to the nature of the failure, the significant change in level (retaining wall), and the ongoing pressure exerted by the material to the north, an engineered solution is now proposed.

The proposal consists of soil nailing attached to a steel mesh that backs the repaired sandstone wall. The soil nails would be attached to multiple stainless-steel bars that would be clamped to a mesh that backs the entirety of the failed area. This mesh would in turn be attached to the wall with bent straps that would be pinned into the repaired wall stone. The wall itself would be of traditional construction with salvaged, cleaned, and re-bed blocks of sandstone set in a pure lime hot mix.

It is concluded that the proposed engineered solution would be proportionate and justified, and once complete with salvaged and matching materials, the facing wall would be sympathetic to the significance of the designated asset and would not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

A condition that was attached to planning application 2023/0058 to reflect the advice of Historic England to secure recording of the proposed works to add to the record in the submitted Schedule of Structural Interventions will also be attached to this application.

The proposal is therefore considered to conserve or enhance the character or appearance of the heritage asset(s) in accordance with Section 66 (1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered acceptable and in compliance with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE3: Developments affecting Historic Buildings*, *Local Plan Policy HE4: Developments affecting Historic Areas or Landscapes*, *Local Plan Policy GB1: Protection of Green Belt*, *Local Plan Policy GD1: General Development and Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Trees

The proposed works would impact some nearby trees, including the proposed removal of three trees (3873, 3939, 3947). The removed trees would be replaced on a 2:1 basis with replacement trees to be planted around the National Trust, Wentworth Castle Gardens landholding. The replacement trees would comprise of 2no. *Quercus robur*, 2no. *Taxus baccata* and 2no. *Liriodendron tulipifera*.

Retained trees would be protected throughout the duration of works. The Council's Forestry Officer considers the replacement planting to be acceptable and has raised no objection subject to condition of the Arboricultural Impact Assessment dated August 2024 and received 7th October 2024,

Recommendation

Approve with Conditions