



PLANNING CONSULTATION RESPONSE

Application No	2026/0881
Proposal	2026 0881 Proposed First Floor Side Extension Old Estate Office Lowe Lane Stainborough
Address	Old Estate Office Low Lane Stainborough
Date of Consultation Reply	211026
Consultee	Tony Wiles Senior Conservation Officer

Consultation Response Conservation

The main consideration is: -

- Whether or not the proposal would preserve or enhance the character or appearance of the conservation area

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 (1): Buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing.

Policy

NPPF HE4: Securing the conservation of heritage assets

NPPF HE5: Assessing effects on heritage assets

NPPF HE6: Proposals affecting designated heritage assets

NPPF HE9: Conservation areas

Barnsley Local Plan HE1: The Historic Environment

Barnsley Local Plan HE4 Developments affecting Historic Areas or Landscapes will be expected to:

- Respect historic precedents of layout, form, architectural detail and materials
- Respect important views
- Take account of important landscape elements

Where Planning Permission is required, any development likely to affect a registered park and garden will be a material consideration. The addition of parks and gardens to the Register means that they are subject to a statutory designation and have the same weight in policy terms under the National Planning Policy Framework (NPPF) as scheduled monuments and listed buildings. In NPPF terms, they are 'designated heritage assets', with those registered at Grade I or Grade II* identified as being 'of the highest significance'.

Conservation Comments:

The application seeks planning permission for a two-storey side extension to the Old Estate Office, off Lowe Lane, Stainborough. The building lies within the Wentworth Castle and Stainborough Park Conservation Area, although it is outside the boundary of the Grade I registered park and garden at Wentworth Castle. Together with the Grade II-listed Steeple Lodge ([NHLE 1151059](#)), the Grade II*-listed Pillared Barn ([NHLE 1315049](#)), Garden House, Stone Mason Cottage and Dairy Cottage, it forms part of a group of buildings omitted from the registered park and garden. Nevertheless, the conservation area and this group of buildings make an important contribution to its setting.



The submitted information comprises existing and proposed elevations and basic internal layout plans. No design and access statement or heritage impact assessment has been provided. This is a significant omission because the proposal has heritage implications arising from the property's location within the conservation area and its proximity to the registered park and garden. Historic mapping indicates that the present building, or a predecessor, dates from between approximately 1850 and 1890. Its earlier footprint appears to have been slightly smaller, which may correspond with the planning history recording conversions and alterations between 1978 and 1991 (or a re-building). As such there may be a historic Victorian core that may contribute to the significance of the conservation area and the setting of the registered park and garden. However, the building has undergone substantial later alteration, including re-fenestration, rendering and external remodelling. The first floor is understood to be a later, potentially twentieth-century, addition above an original single-storey structure. Internally, the building has also been extensively altered, with modern blockwork cross-walls, modern Georgian-style internal windows, modern floor joists and timbers, and a modern fireplace. A shallow-pitched, single-storey rear extension with a concrete roof has also been added. Collectively, these alterations have eroded the building's individual significance and its contribution to the wider setting.

The building is, however, directly attached at the rear to the historic walled garden at Wentworth Castle, which has considerable historic and evidential value. The shallow, single-storey rear extension also projects into the walled garden. It therefore appears reasonable to conclude that, when the main estate house at Wentworth Castle ([NHLE 1151065](#)) was listed in 1952, the Old Estate Office was ancillary to it, historically associated with it and within its curtilage. On that basis, listed building consent is required for the proposed works (under Part I, Chapter 1, 5(b) of the Act). It is also relevant that works to the adjacent gateway undertaken by the National Trust were the subject of listed building consent application 2025/1038. Although the building's individual heritage value appears limited due to the extent of alteration, its physical connection to the walled garden and its sensitive setting mean that a heritage impact assessment, or heritage statement, is required. This should assess the building's individual significance, its contribution to the setting of the conservation area and registered park and garden, and the effect of the proposal upon that



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significance. The level of detail should be proportionate to the significance of the assets and the scope of the works, in accordance with NPPF HE5 and Local Plan policy HE2.

In terms of the proposal, this would add a pitched-roof first-floor extension above the existing shallow-pitched, single-storey lean-to on the western gable, which currently accommodates the kitchen. The new first-floor room would form a bedroom, accessed through the existing gable window opening, which would be extended down to floor level. The dwelling will retain three bedrooms overall because the dividing stud wall between two existing bedrooms would be removed to create one larger room. External works include replacement uPVC windows and doors throughout, conversion of the east-facing ground-floor window to French doors, and three new windows: one at ground-floor level serving the kitchen and two at first-floor level serving the extended bedroom. The application describes the existing windows as uPVC; they are in fact modern (later C20) timber units. The entire external envelope is proposed to be re-rendered.

In summary, the host building appears to have lost much of its heritage significance through later alteration, and the proposed extension is relatively modest. Nevertheless, there are concerns regarding the proposed materials and construction methods in the context of the conservation area and the Grade I registered park and garden, particularly the proposed uPVC windows and modern roof tiles. These details may require amendment to ensure that the development responds appropriately to its sensitive historic setting.

The principal issue remains the absence of a heritage statement or a listed building consent application (in accordance with Part I, Chapter 1, 5(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Without the heritage statement, it is not possible to determine with confidence whether the building possesses individual heritage significance. This includes the extent of any contribution it makes to the conservation area and the setting of the Grade I registered park and garden, or the effect of the proposal upon that significance. Given the highly sensitive location and the evidence that a building of some age has occupied the site, an appropriately detailed heritage statement is required before I can advise that the proposal complies with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF policies HE4–HE6 and HE9, and Local Plan policies HE1, HE2 and HE4.

	Defer for amends/further information*	
*Delete as applicable		
<u>Consultation Suggested Conditions:</u>		
<u>Consultation Informative(s):</u>		
<u>Planning Obligations required:</u>		