

<b>Application reference numbers</b>	2025/0139 (planning application and 2025/0187 (listed building consent)
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<b>Application Types</b>	Full planning permission and listed building consent
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<b>Proposal Description:</b>	Erection of greenhouse onto pre-existing base
<b>Location:</b>	Northern College, Lowe Lane, Stainborough, Barnsley, S75 3ET

<b>Applicant</b>	Mr M Barrett
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<b>Number of Third Party Reps</b>	None	<b>Parish:</b>	Stainborough
		<b>Ward:</b>	Penistone East

## SUMMARY

The proposal seeks full planning permission and listed building consent for the erection of a greenhouse on a pre-existing base. The greenhouse will be placed on an existing concrete slab and be sited between the two storey Wentworth Court and one of two remaining prefabricated former accommodation blocks. It will have aluminium framing and measure 6.9 metres long by 3.8 metres wide and 1.68 metres to eaves and 2.7 metres to apex

The proposal is in the grounds of the Grade 1 Listed Wentworth Castle, and within the Green Belt, a designated Conservation Area and a Historic Park and Garden.

The report demonstrates that any harm generated by the proposal is outweighed by other material planning considerations. The development would not cause an unacceptable level of harm to heritage assets, neighbouring properties or the wider character of the area and is recommended to be subject only to the standard time limit and plans conditions.

Recommendation: **GRANT Planning Permission and Listed Building Consent**

## Introduction

- The proposal seeks full planning permission and listed building consent for the erection of a greenhouse on a pre-existing base. The greenhouse will be placed on an existing concrete slab and be sited between the two storey Wentworth Court and one of two remaining prefabricated former accommodation blocks. It will have aluminium framing and measure 6.9 metres long by 3.8 metres wide and 1.68 metres to eaves and 2.7 metres to apex
- The proposal is in the grounds of the Grade 1 Listed Wentworth Castle, and within the Green Belt, a designated Conservation Area and a Historic Park and Garden.

## Site Description

The application site is the concrete slab which formerly accommodated a prefabricated accommodation block.

To the west of site is located one of the two remaining prefabricated accommodation blocks. To the north of the site is a two metre high wooden fence which separates this area from the access to one of the site car parks. To the east of the site is the two storey Wentworth Court which is screened by a substantial shrub bed. To the south of the site is further concrete slab and beyond that a two metre high wooden fence and beyond that a further access/exit to the site car park. Overall, this is a relatively contained part of the wider Northern College site.

## Proposal

The proposal seeks full planning permission and listed building consent for the erection of a greenhouse on a pre-existing base. The greenhouse will be placed on an existing concrete slab and be sited between the two storey Wentworth Court and one of two remaining prefabricated former accommodation blocks. It will have aluminium framing and measure 6.9 metres long by 3.8 metres wide and 1.68 metres to eaves and 2.7 metres to apex.

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

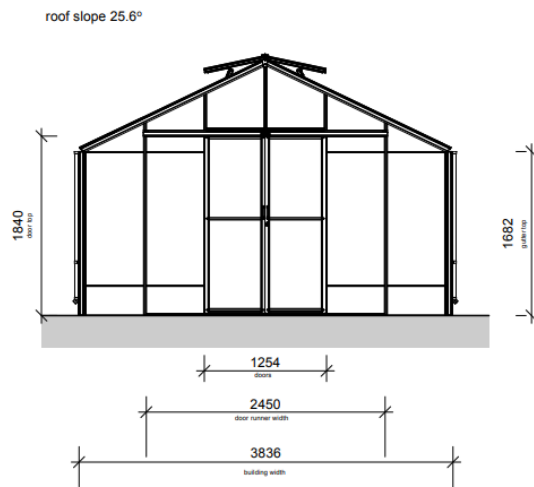
Extract from the location plan



Extract from google earth

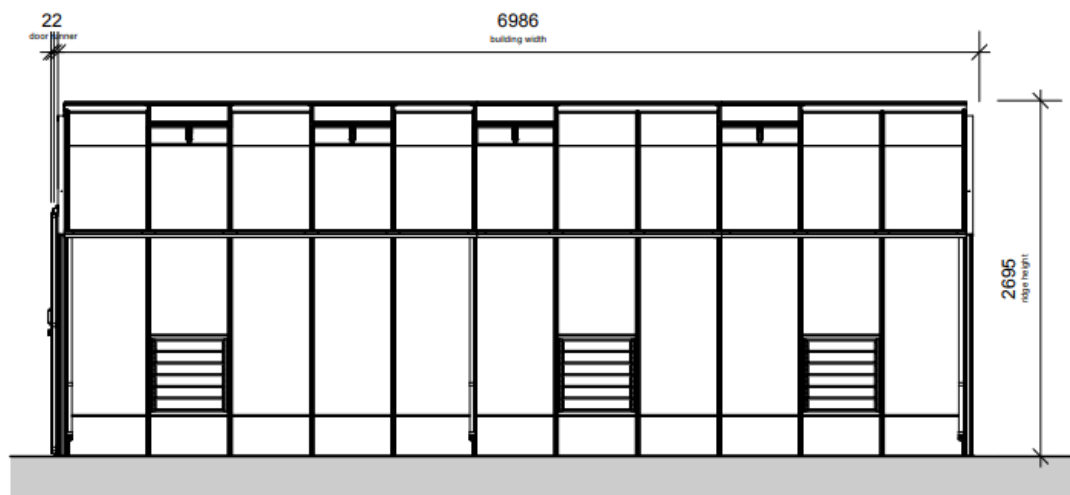


## End elevation:



Greenhouse North-West Elevation

## Side elevation



Greenhouse South-West Elevation

scale: 1:50 @ A1

## Relevant Site History

Application Reference	Application description	Status
2014/0341	Alterations including partial demolition of existing Horsa hut (the prefab formerly on the application site)	Granted.
A wide range of other applications relate to the wider Northern College		

## 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 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

The site is identified as Green Belt within the Local Plan and as such the following policies are considered to be relevant to this application:

**Policy GD1 General Development** – Development will be approved subject to assessment against a range of criteria, including if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

**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.

**Policy GB1 Protection of Green Belt** – indicates that the Green Belt will be protected from inappropriate development in accordance with national planning policy

## NPPF

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 153 – Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances

Para 154 – Development in the Green Belt is inappropriate unless one of the following exceptions applies (including)

- Limited infilling or the partial or complete redevelopment of previously developed land which would not cause substantial harm to the openness of the Green Belt.

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.

## **Relevant Consultations:**

**Conservation-** concludes that overall, there will be some very minor harm to the registered park and garden but that the proposal is justified and is supported.

**Historic England** – advise that in this case they are not offering advice

**Stainborough Parish Council** – Confirmed no comments

## **Representations**

Neighbour notification letters were sent to eight surrounding properties, a site notice was placed nearby and a press notice placed in a local newspaper.

No representations were received

## **Assessment**

The main issues for consideration are as follows:

- The principle of development in the Green Belt
- The impact on heritage assets
- The impact on residential amenity

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 development

The application site is in the Green Belt where there is a presumption against new buildings except as set out in the National Planning Policy Framework which indicates that limited infilling or the partial or complete redevelopment of previously developed land which would not cause substantial harm to the openness of the Green Belt is not inappropriate.

The application site is considered to be previously developed land given the existing concrete base on which the greenhouse will be sited and the location in the wider curtilage of the buildings at Northern College. The proposed development will be significantly screened by the buildings, fencing, shrubs and trees around the application site and it is concluded that the proposal would not cause substantial harm to the openness of the Green Belt and accordingly the development is not inappropriate in the Green Belt and the principle of development is acceptable.

#### Impact on heritage assets including visual amenity

The application site is located in a Grade 1 Registered Park and Garden and in the grounds of the Grade 1 listed Wentworth Castle, and in Wentworth Castle and Stainborough Park Conservation Area. There are many other listed buildings in the vicinity of the application site, the nearest being the Grade 2\* listed Gun Room some 80 metres to the south; and the Grade 2 stables and former cowhouses at Home Farm, some 85 metres to the east. In both cases, there are other unlisted buildings and/or shrub beds and trees between the application site and the listed buildings.

In the immediate vicinity of the application site are the 1948 prefabricated accommodation blocks which present a relatively negative appearance and are somewhat harmful to the significance of the designated parkland and the setting of Wentworth Castle and its ancillary curtilage buildings. Views of the gables of the proposed greenhouse will be possible from the north and the south but will be limited by the trees, shrubs and fencing. Views will not be possible from the setting or sensitive environs of any listed buildings. It is concluded therefore that there will be some visibility of the proposed greenhouse from within Registered Park and Garden and the Conservation Area and this will cause some very minor harm to the significance of both the Park and the Conservation Area. However, this is balanced against the relatively negative existing appearance of the post-war prefabricated buildings. Together with the fact that the development could be reversed without a trace remaining it is considered that the harm is minor and very little weight against the proposal is attached to this material consideration.

#### Impact on residential amenity

The nearest dwelling is located at Home Farm Stable Block, some 85 metres to the east of the application site, and with significant tree cover between the two. It is considered that the proposal will not have an adverse impact on the residential amenity of residents and little weight in favour of the proposal is attached to this material consideration.

### Any Other Material Planning Considerations

The application is supported by a Design and Access statement which indicates that the greenhouse is required for adult learning courses at the college and is to be used alongside raised beds in the nearby area. The siting of the greenhouse on the existing concrete slab provides level access for wheelchair users and the mobility impaired. It is considered that the educational contribution that the proposal will make to the wider college and its students should attract modest weight in favour of the proposal.

### **PLANNING BALANCE & CONCLUSION**

The development is considered to be not inappropriate development in the Green Belt and is therefore acceptable in principle. The consultees have either not commented on or have supported the proposal. While very little weight against the proposal attaches to the very minor harm to heritage assets, this is outweighed by the modest weight attached to the educational contribution that the development will make to the college and its students, together with the little weight in favour of the proposal arising from the lack of an adverse impact on residential amenity. Having balanced all the material planning considerations, the proposal is considered to be in compliance with the development plan as a whole. The proposal is therefore recommended for approval.

### **RECOMMENDATION**

#### **GRANT PLANNING PERMISSION AND LISTED BUILDING CONSENT SUBJECT TO CONDITIONS**

**The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.**