
2023/0058

Mr David Coope

Repair works to Battlements including rebuilding and reinstating several crenelations (listed building consent)

Wentworth Castle Gardens. Lowe Lane, Stainborough, Barnsley, S75 3ET

Site Location and Description

Wentworth Castle is located to the south of Lowe Lane, between Stainborough and Hood Green. It lies within the Green Belt, a designated Conservation Area 'Wentworth Castle and Stainborough Park' and a Historic Park and Garden 'Wentworth Castle'. Wentworth Castle itself is listed Grade 1 and there are numerous Grade 2 listed out buildings and monuments within the grounds including the Battlements subject of this planning application and the Grade II* Stainborough Castle folly at one end of the battlemented wall.

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

Applicant's submitted photos of the wall and partly damaged wall behind a fence

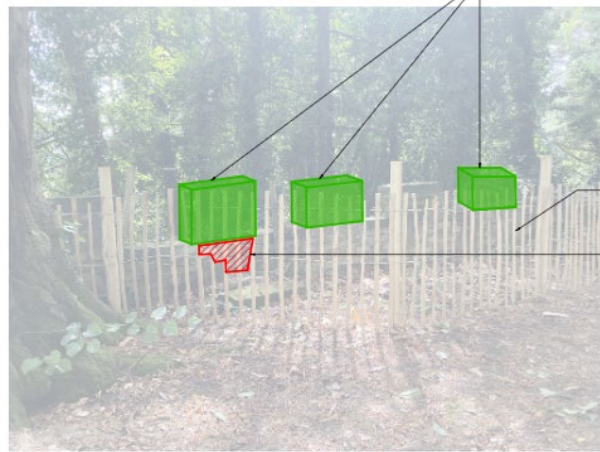


Proposed Development

Permission is sought for a variety of works and repairs to the battlemented walls as shown in the following examples from the applicant's submitted 'proposed' photos and include replacement of eroded stone with new stone to match existing; reinstatement of crenelations to match existing and repointing with lime mortar. The photos showing the areas of work provide a good understanding of the proposal and will form a useful record of the works



Photograph 1



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 is that 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 194, 195, 199 and 200 provide guidance on identification of and the weight to be given to heritage significance; and on determining planning applications which may affect heritage significance.

Other

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 of impact on the setting of the Listed Building

The proposal has been conceived and designed with reference to the Wentworth conservation management plan, which includes policies covering principles, materials, conservation, restoration, management and health and safety.

Repairs are proposed to be a combination of consolidation to larger failed areas of stonework, individual new stones and re-instatement of crenelations. The proposed hot mix lime is acceptable, as would gauging some of the batches of hot lime with NHL or pozzolan in exposed areas to ensure decent weather resistance.

In conclusion fully supports the proposal, raises no objections and doesn't require any conditions.

Historic England – Fully support the proposal which is considered to be a sensitive, comprehensive repair and conservation scheme that will help to ensure the long-term stability of the structure and enhance the significance of the Grade II listed Battlements which are a key feature within the Grade 1 Registered Park and Garden at Wentworth Castle

and have a positive impact on the wider historic designed landscape. We would urge that consideration is given to on-site interpretation and that the opportunity to record the works and add to the local authority archives and the estate archives should be covered by condition attached to any consent that might be granted.

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

Ward Councillors – no comments

Representations

The application has been advertised via letters direct to neighbours, a press notice 10 February to 3 March and a site notice which was displayed from 9 February – 2 March; no representations have been received.

Assessment

Principle of Development

The proposal for repair and restoration of the battlemented walls is acceptable in principle subject to assessment of matters of detail below.

Design, Heritage and Visual Amenity

The proposed works have been designed with reference to the Wentworth conservation management plan and are considered to be a sensitive and comprehensive repair and conservation scheme which will enhance the significance of the Grade II listed Battlements

It is concluded that the proposals are a sensitive and comprehensive repair and conservation scheme that is not harmful to the significance or setting of heritage assets and is of a high quality. As such the proposal is acceptable in terms of its impact and is in compliance with Local Plan Policies GD1, D1, HE1, HE4 and GB1.

A condition to reflect the advice of Historic England is recommended to secure recording of the proposed works, to add to the record in the submitted Schedule of Structural Interventions.

Recommendation

Grant subject to conditions