

Application for Variation of Listed Building Consent

Listed Building Consent Ref:	2023/0058
Application Decision Notice Date:	16.03.2023
Additional Listed Building Consent Ref:	2024/0190
Site Address:	Wentworth Castle Gardens, Lowe Lane, Stainborough, Barnsley, S75 3ET
Date:	18.06.2025

This report is to be read in conjunction with the application form and all supporting documents submitted as part of the consented applications referenced above.

1. Proposed Amendments to the Construction Methodology for the Battlement Walls

Consented Proposals

Under Listed Building Consent 2023/0058, approval was granted for the repair, rebuilding, and reinstatement of the battlement walls, including the crenelations. A subsequent consent (2024/0190) permitted further rebuilding and repair works to a section of the battlement wall that had collapsed.

Description of the Amendment:

This application seeks approval for a minor amendment to the construction methodology, specifically the introduction of a concrete kerb at the base of a section of the rebuilt wall. This intervention has been necessitated by the discovery of unsuitable bedrock conditions during excavation works.

This amendment is considered permissible under Part 1, Chapter II, Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Supporting Statement:

In November 2023, during the course of the approved works, a section of the battlement wall suffered a partial collapse. This was attributed to a combination of adverse weather conditions, the presence of mature tree roots, and other unforeseen site-specific factors.

Following the removal of the collapsed material, a detailed inspection was undertaken by the appointed contractor and structural engineer. It was determined that the original wall had been constructed directly onto bedrock, which in certain areas was found to be inadequate to support the necessary structural loads. To address this issue, it is proposed to install a concrete kerb at the base of the affected section. This kerb will provide a stable and continuous foundation, ensuring the structural integrity of the rebuilt wall. Importantly, the kerb will be installed below the existing ground level and will not be visible upon completion of the works, thereby preserving the visual and historic character of the structure.

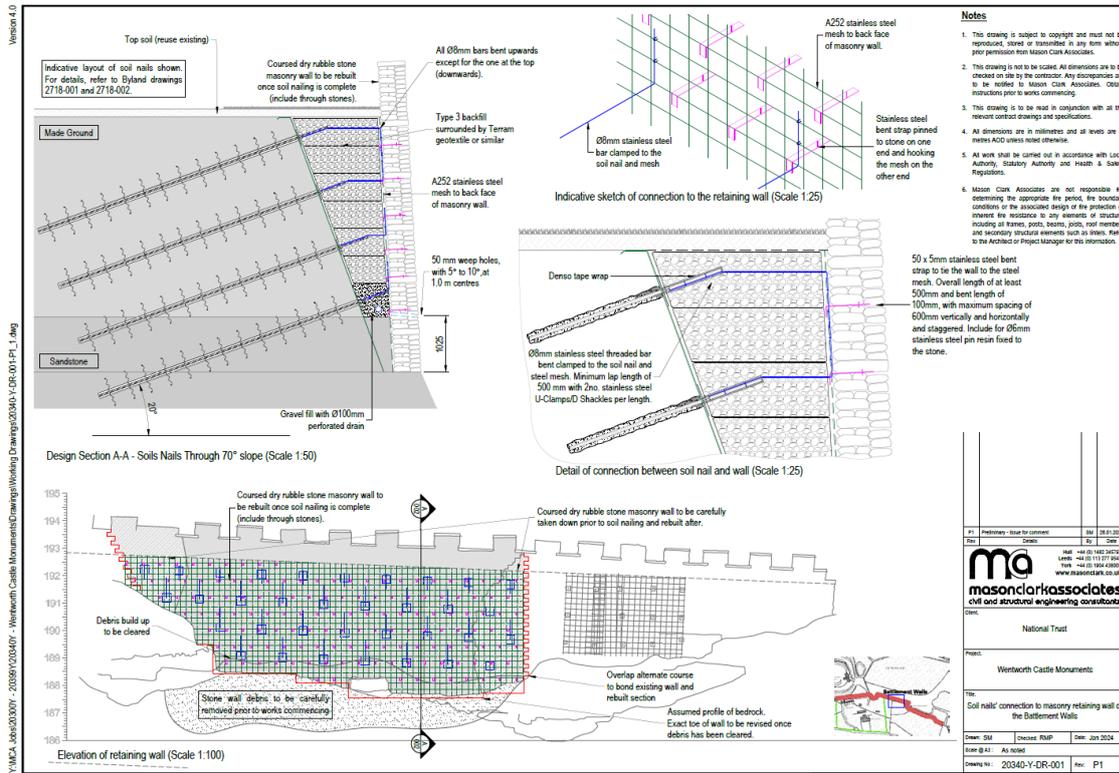
This amendment represents a pragmatic and structurally sound solution that respects the heritage significance of the site while ensuring the long-term stability of the battlement walls.



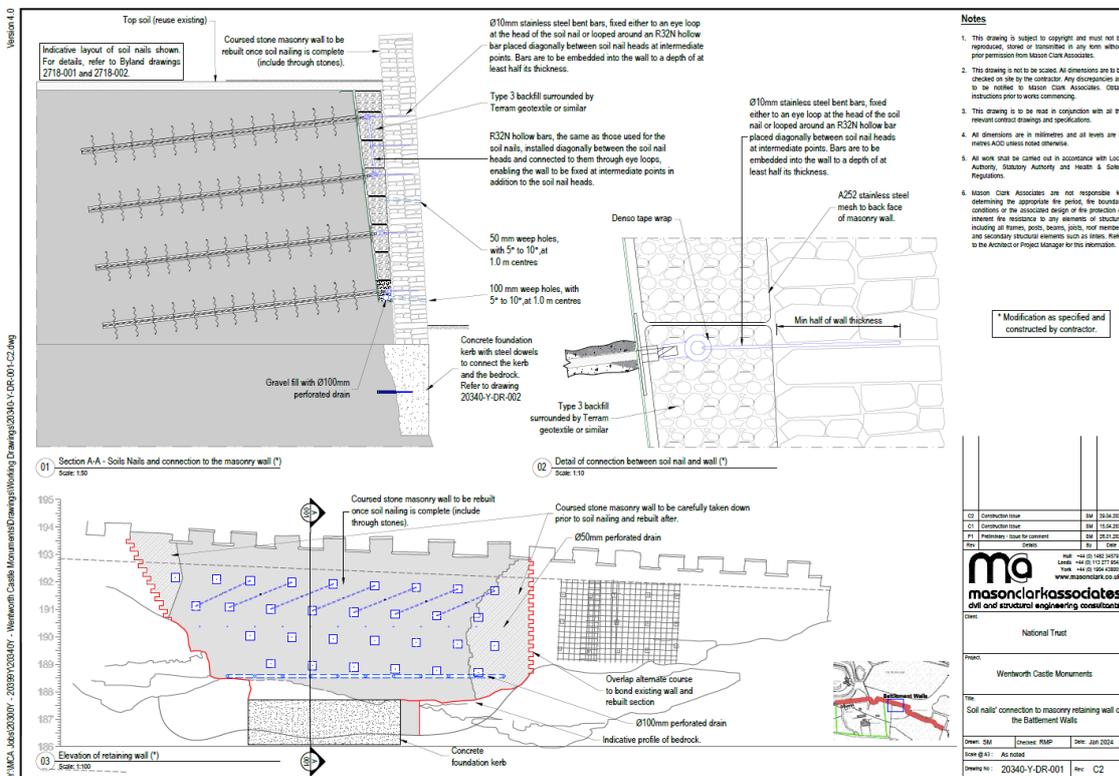
The Battlement Wall January 2022



The Battlement Wall November 2023



LBC 2024/0190 Structural Engineer Proposals



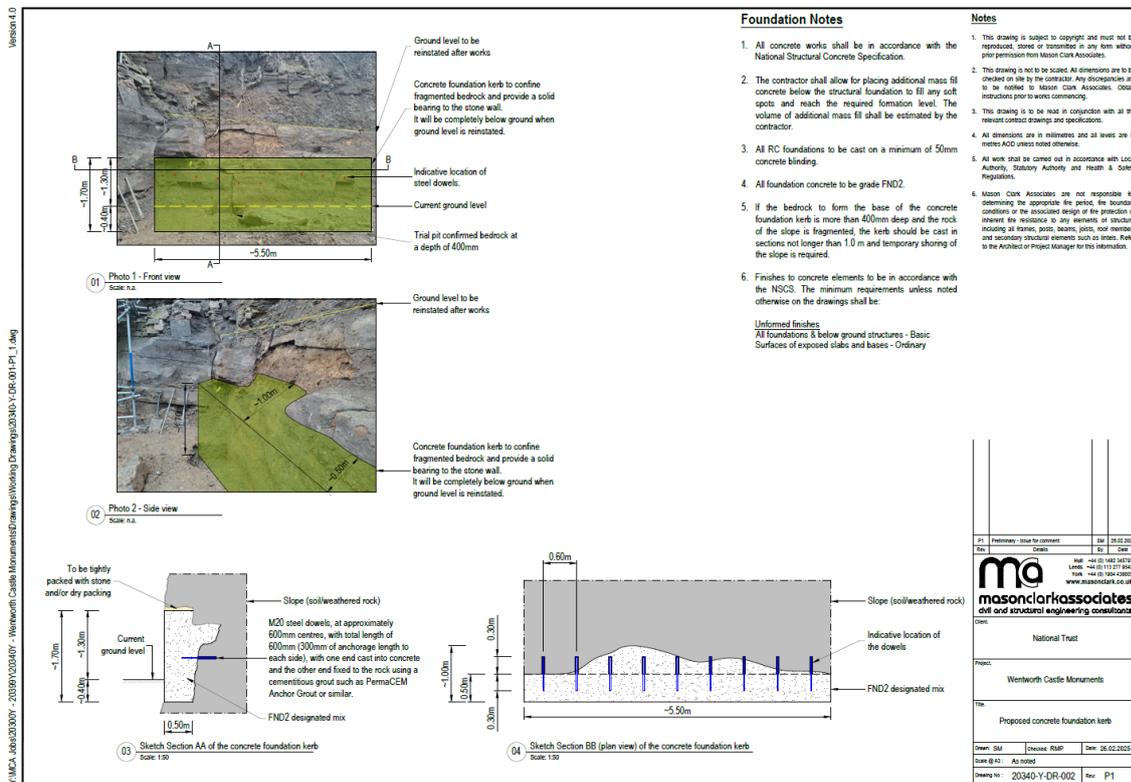
Updated Structural Engineer Proposals to include concrete kerb

Structural Engineer Proposals:

'After clearing the debris over and in front of the slope, it became evident that the existing bedrock to the west was partially fragmented at the base and lacked the necessary continuity to support the stone wall to be built on top of it. In particular, there is a gap in the bedrock to the right of the projecting rock seen on the left in Photo 1, approximately 1.0m wide, which would be difficult to bridge with stonework.

Therefore, we recommend casting a concrete foundation curb around the bedrock on the east side of the collapsed wall to confine any fragmented larger blocks of bedrock and provide suitable support for the stone wall. The curb will not be visible once the pre-existing ground level is reinstated.

A trial pit revealed bedrock at a depth of 0.40m below the current ground level, which can provide a sound base for the foundation curb. It will have an approximate total depth of 1.70m, of which approximately 0.40m will be below the current ground level, a variable width, with 0.50m in front of the face of the bedrock, and a length of approximately 5.50m. In addition, we recommend the installation of steel dowels to connect the bedrock and the concrete foundation curb.'



Proposed concrete kerb