



PLANNING CONSULTATION RESPONSE

Application No	2025/0001
Proposal	2025 0001 Demolition of Prefabricated Outbuilding Northern College, Lowe Lane, Stainborough
Address	Northern College, Lowe Lane, Stainborough
Date of Consultation Reply	29.01.26
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposed alterations would harm the special architectural or historic interest or impact on the setting of the listed Building

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 (2): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

Policy

NPPF 207/208: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 213: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan HE1: The Historic Environment

Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings

Conservation Comments:

This application seeks consent for the demolition of the mid twentieth century Annex outbuildings that are located circa 100m to the north of the main house at Wentworth Castle. The proposal also seeks to clear the site down to the concrete hardstanding's and return it to beneficial use as a garden area for use by students and staff.

The Significance and Context of the Proposal Site

The Annex sits within the northwestern corner of the grade I Wentworth Castle and Stainborough Registered Park & Garden (RPG) ([NHLE 1000415](#)). The plot is also close to a host of individually listed buildings associated with the historic development and use of Wentworth Castle. In particular, these include the grade I main house ([NHLE 1151065](#) at circa 100m), the grade II* Gun Room ([NHLE 1151066](#) at 50m), the conservatory ([NHLE 1191675](#)), and multiple grade II buildings associated with Home Farm. The former walled garden is also in close proximity being directly east of the C20 Wentworth Court. The RPG and all the historic buildings associated with Wentworth Castle are located largely within the Wentworth castle and Stainborough Park Conservation Area. Clearly, the multiple cross cutting heritage designations, some of which are of the highest grade mean the wider site is of exceptional heritage significance. Accordingly, the contribution of the Annex buildings, and a proposal for their removal needs careful consideration in terms of the impact.



The Value and Contribution of the Annex Buildings

The submission pack includes a detailed heritage impact assessment. This sets out the overarching heritage significance of the parkland, and the listed buildings within it which I agree is exceptional. Owing to the date of construction, the functional association at the time of listing and the curtilage relationship, the buildings require consent for demolition. The buildings are constructed from concrete panels, with profiled fibre cement roofs, and metal framed singled glazed windows. Once there were three linear ranges, attached with rendered brick corridors, but the eastern (lower) block has already been removed. A small water tower remains on site but overall, these are functional and utilitarian structures of little architectural or historic merit. The buildings are surrounded by a timber fence, but are widely visible along the access from Lowe Lane, the car park, with some glimpsed views looking north from the environs of the Coach House and Gun Room. The Annex is now unused and dilapidated, and this allied to its poor construction quality and form detracts from the setting. Overall, this has a negative impact on the historic significance of the RPG, the adjacent listed buildings, and the conservation area.

The Impact of the Proposal

The clearance of the site will in my view improve the setting by removing buildings that are of minimal architectural and historic value, and which detract due to their dilapidated condition. Aesthetically their value is low, however I accept there will be some loss of evidential value associated with the former educational use of the Annex.

Conclusion

On balance I feel the proposal is justified. The buildings are poor quality in terms of their architectural style and method of construction. They are typical of the post-war need to construct buildings quickly and cheaply using prefabricated techniques. This method of construction frequently results in utilitarian forms and buildings that perform poorly and in the long term results in fabric degradation. I appreciate there is some evidential value that illustrates the former use of this part of the site and its evolving role as an educational establishment. However, this value is to my mind relatively limited against the backdrop of the negative contribution and harm caused to the setting by the appearance of the Annex.

Consequently, I feel that on balance the proposal is justified and accords with S.16(2) and S.72(1) of the Act, Local Plan policies HE1, HE3, HE4, HE5, and NPPF 212 and should be approved.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required:



BARNSLEY

Metropolitan Borough Council

