

<b>Application reference number</b>	2025/1009
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<b>Application Type</b>	Listed Building Consent
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<b>Proposal Description:</b>	Temporary repairs to roof of Gun Room consisting of removal of slates and replacement with EDPM roofing membrane for a period of up to 5 years (Listed Building Consent)
<b>Location:</b>	Wentworth Castle and Stainborough Park Heritage, Lowe Lane, Stainborough, Barnsley, S75 3ET

<b>Applicant</b>	Miss Shona Taylor (National Trust)
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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 listed building consent for a temporary scheme to halt water ingress by stripping the failing roof materials and recovering the roof with an EDPM (rubber) membrane.

The proposal relates to the Grade II+ Gun Room which is on Historic England's Heritage at Risk Register. The site is within the Green Belt, a designated Conservation Area and a Historic Park and Garden.

The report demonstrates that the minor harm from the temporary use of the EDPM membrane is justified as it will halt water ingress, safeguard the building and allow it to dry out while a permanent repair is designed. The prospect of long-term public benefits outweighs the short-term minor harm. The works are recommended subject to a condition restricting the retention of the works for a temporary period, a plans condition and a biodiversity condition to secure completion of the work in line with the submitted bat report.

Recommendation: **GRANT Listed Building Consent**

## Introduction

- The proposal is for listed building consent for temporary repairs to the Gun Room, comprising removal of the slate roof and replacement with an EDPM membrane for a period of 5 years.
- The Gun Room is Grade II\* listed and is within the Green Belt, a designated Conservation Area and a Historic Park and Garden.
- There have been extensive pre-application discussions with the National Trust, Historic England and the Council's Conservation Officer. A series of patch repairs last year revealed the extent of decay and deterioration in the roof timbers which indicates that merely repairing/replacing the roof slates would not address problems of water ingress.

## Site Description

The Grade II\* listed Gun Room is set within the Grade 1 registered park and garden 'Wentworth Castle' where the principal building is the Grade I listed Wentworth Castle and there are many other grade II and II\* listed buildings, and within the Conservation Area 'Wentworth Castle and Stainborough Park'.

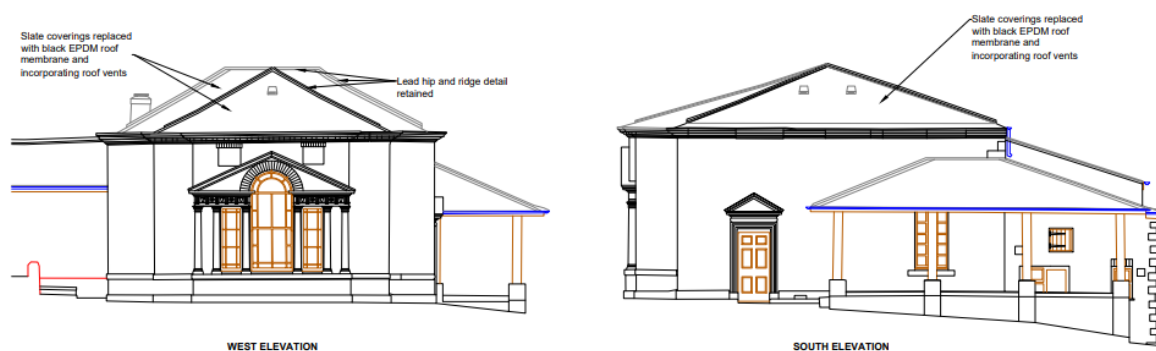
The application relates to works to the roof the Gun Room.

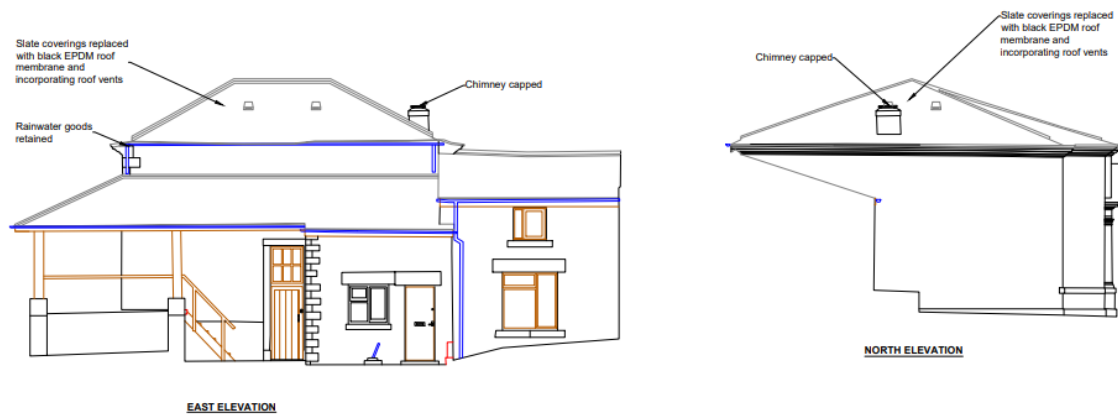
## Proposal

The proposal seeks listed building consent for temporary repairs to the Gun Room roof comprising removal of the slate roof and replacement with an EDPM membrane for a period of 5 years. The works will detail lead detailing to maintain much of the roof's aesthetic; and include repointing, capping and replacing lead flashings to the chimney on the north slope.

The application is supported by a Design and Access Statement with Heritage Impact Assessment, a Bat Survey report and a Roof Condition Survey. The application has been subject to pre application discussions with the National Trust, Historic England and the Council's Conservation Officer.

## Proposed elevations





## Relevant Site History

Application Reference	Application description	Status
A wide range of applications relate to the wider Wentworth Castle and grounds		

## 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 statutory test in relation to listed buildings requires the decision maker to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest it possesses.

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 and within a Conservation Area and a Park and Garden of Historic Interest within the Local Plan and as such the following policies are considered to be relevant to this application:

**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 BIO1 Biodiversity and Geodiversity** - Indicates that development will be expected to conserve and enhance the biodiversity and geodiversity features of the borough and that harmful development will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

**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 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.

Para 213 – Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm to assets of the highest significance, including Grade I listed buildings, should be wholly exceptional.

Para 215 – Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

### **Relevant Consultations:**

**Biodiversity**- no objection

**Conservation Officer** – no objection

**Historic England** – support the application

**Stainborough Parish Council** – no comments received

**Ward Councillors** – no comments received.

### **Representations**

A site notice was placed nearby and a press notice placed in a local newspaper giving a final date for comments of 26 December.

No representations were received.

### **Assessment**

The main issues for consideration are as follows:

- The principle of the proposed works
- The impact on heritage assets
- The impact on biodiversity

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### **Principle of development**

The proposal involves works to the roof of an existing building that do not comprise a form of development that would have any impact on the openness of the Green Belt. The proposal is acceptable in principle subject to assessment of the matters of detail below.

### **Impact on heritage assets**

Historic England advise that the building's significance arises from the fine character of both the construction and the internal plasterwork. However, this significance is at risk of deterioration due to issues with the roof which is causing ingress problems for the roof structure and the fine interiors and consequently the Gun Room is on Historic England's

'Heritage at Risk Register'. They go on to advise that the proposal would cause a small amount of harm by virtue of replacing a traditional slate roof with an EDPM covering, but that the proposal will have a positive impact upon the significance of the listed building in the long term through the protection of the fine interior plasterwork and prevention of further water ingress which is harming the roof structure. Historic England conclude by supporting the scheme noting that they consider the application meets the requirements of the NPPF.

The Council's Conservation Officer accords with the advice of Historic England. He notes that previous works to the building in 2007, including works to the roof, did not address the interior which is in a state of disrepair. A series of patch repairs last year revealed the extent of decay and deterioration in the roof timbers. The submitted condition survey notes that the roof is poorly detailed with no ventilation provided to the roof void and several factors contribute to water ingress. The purpose of this application is to secure a temporary scheme to halt water ingress, allow the structures to dry out and provide sufficient time for a scheme to be designed to fully repair the roof with authentic detailing, methods and materials. While this proposal will visually appear out of keeping and not a traditional method of repair, and as such result in a degree of negative impact on the building and the setting, it is considered that this minor harm is more than justified because it will halt water ingress and further damage. As such, the proposal is considered to offer the prospect of significant long-term public benefits despite the short-term minor harm.

Overall, it is concluded that proposal would cause a small amount of harm to the significance of the building and its setting. It would also help to secure the historic fabric and provide sufficient time for a scheme to be designed to fully repair the roof with authentic detailing, methods and materials, which are public benefits of the proposal. It is considered that the proposal is acceptable, and in compliance with national and local policy regarding heritage assets and moderate weight in favour of the proposal is attached to this material consideration.

#### Impact on Biodiversity

A bat survey report detailing the findings of a preliminary roost assessment and single dusk emergence survey has been provided to support the application. The daytime inspection did not identify bats or evidence of roosting bats. Although the overall building was afforded moderate potential to support roosting bats, the roof was afforded low potential. However, no bats were noted to emerge during the emergence survey and therefore roosting bats are likely absent. However given the presence of numerous known roosts within the area, the works should proceed with caution and a condition is recommended to ensure that the works are completed in line with the recommendations within the bat survey.

Subject to the recommended condition it is concluded that the proposal is in compliance with the requirements of Local Plan Policy BIO and national policy in relation to protected species. This material consideration is afforded limited weight in favour of the application.

#### **PLANNING BALANCE & CONCLUSION**

Overall, the proposed works are considered to be acceptable. Consultees have either not commented or have supported the proposal. It has already been concluded above that the public benefits of the works outweigh any harm to the listed building and its setting. Together with the limited weight afforded to the biodiversity issue, it follows that the planning balance weighs in favour of granting listed building consent. The proposal is therefore recommended for approval.

## **RECOMMENDATION**

### **GRANT LISTED BUILDING CONSENT FOR THE PROPOSED WORKS SUBJECT TO CONDITIONS**

### **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

**The above objections, consideration and resulting recommendation have had due 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.**

*It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.*