



PLANNING CONSULTATION RESPONSE

Application No	2026/0318
Proposal	2026 0318 Erection of Hoardings and Dismantling and rebuilding of a Section of the Western Gatehouse Wall Monk Bretton Priory Abbey Lane Lundwood
Address	Monk Bretton Priory Abbey Lane Lundwood
Date of Consultation Reply	150526
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset or other asset of demonstrable heritage significance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1): 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 213: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan HE1 The Historic Environment

Barnsley Local Plan HE3 Developments affecting Historic Buildings

Conservation Comments:

This application follows pre-application discussion between me, Historic England, English Heritage, and Crooks Architecture. The pre-application approach to BMBC was initiated to allow EH to be clear on which permission / consent was required. This is in light of the site ownership, the grade I listing of the priory and the scheduling that underlies the entire abbey precinct. The proposal requires Scheduled Monument Consent to be approved by Historic England which means Listed Building Consent for the grade I works is not required. However, the hoardings, and the works to the western wall of the gatehouse require an application for Planning Permission due to development that involves a means of enclosure within the curtilage of a listed building. The works propose the erection of temporary hoardings and the dismantling and rebuilding of a section of the western gatehouse wall which currently presents a risk to the public (there is a footpath that runs through the gatehouse – see images). The hoardings will be freestanding and have been designed to cause no physical interventions or harm to the fabric. The submission includes a detailed heritage statement (impact assessment) which adequately summarises the significance of the site, the works proposed, the impact of the works, and the justification for them. The overlapping level of designations (grade I and scheduling) on the site indicate it is one of exceptional special interest of national / international heritage significance. There is no need for me to repeat large amounts of detail from the HIA (which I agree is accurate and balanced) but note:



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'Monk Bretton Priory was purchased by the Metropolitan Borough of Barnsley and subsequently placed into state guardianship in June 1932. The Priory is still under the ownership of the Borough and is managed by the English Heritage Trust'

And:

'The hoardings will enclose the western wall of the West Gatehouse and facilitate a more effective diversion away from the dangerous wall. Removing the risk of harm to the public in the immediate term, the hoardings will also be used as a compound within which dismantling and rebuilding works will take place. Following the dismantling of the upper portion of the western wall, brick and stone removed from the wall will be stored inside the compound until the rebuilding can take place.'

And:

'Following the installation of the hoarding compound and panels, it is proposed to dismantle the upper portion of the western wall within the West Gatehouse. The wall will be dismantled based on the historical phasing of construction evident within the West Gatehouse. On the western elevation of the wall, the stonework will be dismantled down to the course above the chamfered stone. On the eastern elevation, the brickwork and render will be dismantled to the position of the surviving timber lintel. The timber lintel will be removed and, if possible, dendrochronological work will be undertaken to further understand the age of this part of the wall and priory.'

Following the dismantling described above, a sacrificial mortar cap in lime will be applied to the exposed stonework on the western and eastern wall tops. Two brick piers utilising re-claimed brick will be erected to stabilise and buttress the existing stone (buttresses). These will provide adequate restraint whilst the upper gatehouse wall remains dismantled. Crooks Architecture plan BMBP P/02 Rev. A shows the proposed works. Due to budgetary constraints the works is phased over three financial years. The initial planning and dismantling taking place during 25/26 which will involve the erection of hoardings and the brick piers. This will be followed by the implementation phase during 26-28 that will include the rebuilding of the western wall. This phase will also include an interpretation panel on the eastern (internal) elevation that will recreate the impression of the timber studding that is currently preserved in the cement render. The intention is to coordinate the works for the dismantling and brick pier works and the rebuilding of the wall with me (BMBC Senior Conservation Officer) to agree full details of the rebuilding and specifications etc. To that end I've suggested a condition below that could either be worded to require agreement in writing (discharge of conditions) or could simply be proscriptive. In fact, two conditions might be needed to cover the initial phase of works (detail of the dismantling and piers) and the second phase of works (details for the rebuilding and interpretation – discharged a later date). This will require agreement with the applicant.

In terms of the impact on the significance and its justification I am clear that the works are to an area of wall that has been re-worked many times between the C19 and C20. Within the wall are fragments of historic timber, but the eastern (internal elevation) of this wall is rendered. This does however retain an impression in the cement render of the original framing which preserves some evidential value. The features have however been recorded in detail, and the removal of the more modern fabric does not in my view introduce harm. Obviously, there will be a noticeable change, but I agree the installation of the new interpretation will enhance visitor understanding and better reveal the significance of the building. Once complete the hoarding will be removed and the risk of collapse that could cause greater harm to the building and the public from falling masonry will be avoided. I also note Historic England have been consulted and have advised that they support the proposal and consider the application meets the requirements of the NPPF 215. As such, I feel the works are more than justified and accord with S.66(1), HE1, HE3, & HE3 and NPPF 207 & 208. Consequently, I raise no objections.

Regarding the details of the for the rebuilding works or specifications I'd be happy to discuss this further either via condition or on the commencement of works.

Update 150926

Following discussion with the Architect I've amended the conditions below.

NO OBJECTION*

*Delete as applicable



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Consultation Suggested Conditions:

Condition 1: ~~"all stones shall be carefully identified and separately numbered and stored within the compound for future use. Bricks shall also be retained for examination to ascertain if they are historic and in good condition for re-use"~~ The historical analysis of the building and records of work undertaken on the structure clearly show these bricks and stones to have been installed/re-worked by the Ministry of Works. Their location, layout, etc. therefore hold no historic value. As such, we would suggest that numbering them by location is a waste of time. Historic England agrees with this view. **No longer required as associated fabric later /re-worked by Ministry of Works.**

- During the dismantling stage of the Phase 1 works hereby permitted, hidden fabric may become exposed. Any such fabric shall be reported to the Architect and any fabric containing evidence of a previous or earlier construction shall be recorded as part of a photographic record.
- The sacrificial mortar cap to be installed above the chamfered course to the head of the wall as part of the Phase 1 works hereby permitted shall use a pure loose lime putty in accordance with the details set out by paragraph MOR.8 in the submitted Specifications document produced by Crooks Architecture.
- The brick strengthening piers to be erected as part of the Phase 1 works hereby permitted shall be constructed of reclaimed brick and shall be erected using a pure hot lime mortar mix in accordance with the details set out by paragraphs MOR.1 to MOR.15 in the submitted Specifications document produced by Crooks Architecture. Once erected, the piers shall be pointed in a similar hot lime mix.
- Prior to the commencement of Phase 2 works, details of the re-building works to the gatehouse wall and the method of interpretation to facilitate visitor engagement shall be submitted to and approved in writing by the Local Planning Authority.
- The re-building and pointing works hereby permitted shall be a traditional "hot mix" lime mortar in the method specified by paragraphs MOR.1 to MOR.30 with the selected mix informed by trials undertaken during phase 1 and specified by the Conservation Architect.

Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1 and HE3

Consultation Informative(s):

The references to MOR above relate to the Crooks Architecture document 'Specifications Materials and Workmanship' document submitted in support of the application.

Additionally, as this is a Scheduled Monument, I understand Historic England are likely to require a Scheduled Monument Consent application and approve before works can commence.

Planning Obligations required:



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