

Application reference number	2026/0500
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Application Type	Listed building consent
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Proposal Description:	Installation of a wifi-6 antenna on roof and the installation of extractor fan housing (Listed Building Consent)
Location:	Northern College, Lowe Lane, Stainborough, Barnsley, S75 3ET

Applicant	Mr M Barrett
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Number of Third Party Reps	None	Parish:	Stainborough
		Ward:	Dodworth, Stainborough and Tankersley Ward

Site Description

The Grade 1 listed Wentworth Castle, also known as Northern College, subject of this listed building consent application is set within the grade 1 listed registered park and garden 'Wentworth Castle' where there are many other grade 2 and 2* listed buildings, and within the Conservation Area 'Wentworth Castle and Stainborough Park'.

Wentworth Castle is one of the finest country houses in the north of England with distinct architectural styles reflecting the visions of successive generations of the Earls of Stafford including the Baroque, Palladian and Country Garden. The Grade 1 listing denotes the buildings exceptional special interest and national significance.

Relevant Site History

The site is subject to numerous planning applications and Listed Building Consents

Proposal

This application seeks Listed Building Consent for the installation of 1no wifi-6 antenna on the roof and an extractor fan housing at Northern College.



The Stand will be ballasted by 4no. 600x600 concrete flags.



The 391x222mm dish will be mounted on the stand at c. 750mm above the lead flat roof to allow line of sight over the parapet, but minimise visibility from the ground.

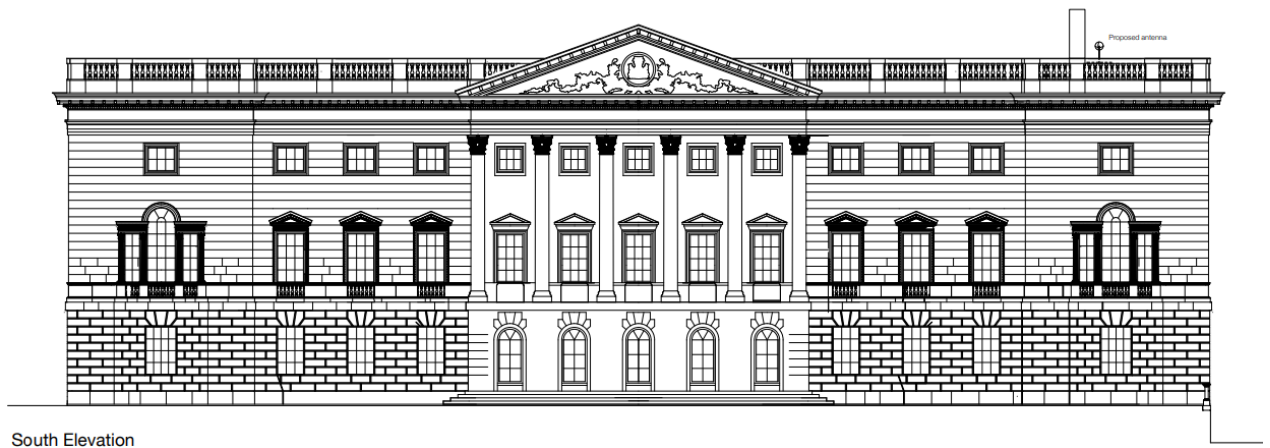




Figure 1 Archway to reception courtyard

Policy

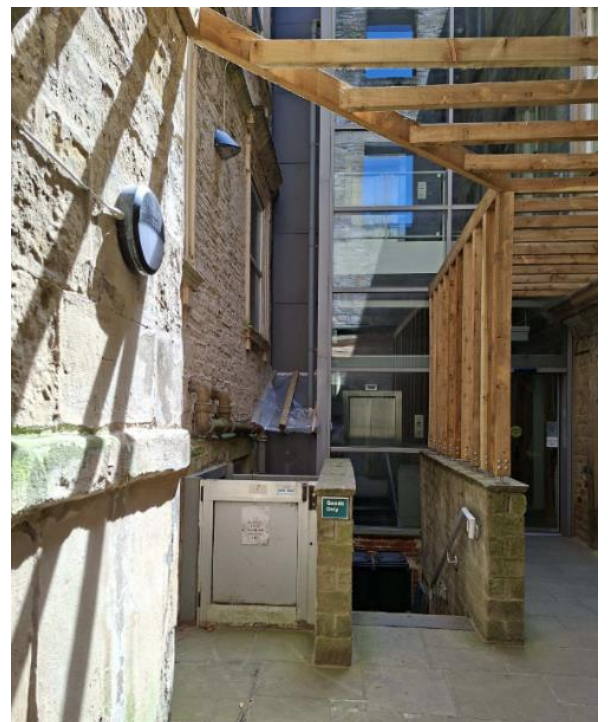
Context

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply

Figure 2 Reception Courtyard



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 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,



Image as Proposed

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, Historic Park and Garden and Wentworth Castle and Stainborough Park Conservation Area within the Local Plan and as such the following policies are considered to be relevant to this application:

Local Plan Policy HE1 Historic Environment
Local Plan Policy HE2 Heritage Statements and general application procedures
Local Plan Policy HE3 Developments affecting Historic Buildings
Local Plan Policy HE4 Developments affecting Historic Areas or Landscapes
Local Plan Policy D1 High Quality Design and Place Making
Local Plan Policy GD1 General Development
Local Plan Policy SD1 Sustainable Development

National Planning Policy Framework (NPPF) (2026)

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Chapter 3 – Decision making policies
Chapter 4 – Achieving sustainable development
Chapter 14 – Achieving well designed places
Chapter 20 – Conserving and enhancing the historic environment

The objective of the policies in this chapter is to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource, and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

- HE4: Securing the conservation of heritage assets
- HE5: Assessing effects on heritage assets
- HE6: Proposals affecting designated heritage assets
- HE9: Conservation areas

Relevant Consultations:

Conservation - No objection
Historic England – No objections
Stainborough Parish Council – No objections received
Ward Councillors – No objections received

Representations

A site notice was placed nearby and a press notice placed in a local newspaper; no representations were received

Assessment

The main issues for consideration are as follows:

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

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

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

Principle of the proposed works

The proposal involves internal works of repair to ceilings. The proposal is acceptable in principle subject to assessment of the matters of detail below.

Impact on heritage assets

The proposal relates to the installation of 1no wifi-6 antenna on the roof and the installation of extractor fan housing, which are considered acceptable from a heritage perspective. Both elements are discreetly located and largely screened from public view, while being necessary to support the continued operation of the college. The antenna has been sensitively positioned on the roof, and the extractor fan housing represents a continuation of existing infrastructure. It is considered that the proposals would preserve the special architectural and historic interest of the listed building.

The Council's Conservation Officer has been consulted on the application and raised no objection to the development. As such 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.

PLANNING BALANCE & CONCLUSION

In accordance with the provision of the NPPF (2026), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and Listed Building Consent should be granted.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS