



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

Vice-presidents: Lady Legard, Peter Goodchild, Nick Lane Fox

www.yorkshiregardenstrust.org.uk

Mr Matthew Peck
Planning Officer
Rotherham MBC

Mrs Val Hepworth
Trustee
Conservation and Planning

conservation@yorkshiregardenstrust.org.uk

matthew.peck@rotherham.gov.uk

14th July 2023

Dear Mr Peck,

RB2022/1854 Conversion of attached ancillary accommodation into residential use, including internal and external alterations and partial re-roof of property and insertion of new windows and doors, 146 Scholes Village Scholes S61 2RQ

This planning application has been sent to The Gardens Trust by the staff and volunteers who maintain the Joint Committee of the National Amenity Societies (JCNAS) casework log <https://casework.jcnas.org.uk/>. The Gardens Trust's (GT) role is as Statutory Consultee with regard to any proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens. In this case Wentworth Woodhouse at Grade II*. The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites and is authorised by the GT to respond on GT's behalf in respect of such consultations.

146 Scholes Lane and barn adjoining on the north side, is probably early 16th century. It lies towards the northern end of Scholes Village (former Fitzwilliam/Wentworth Estate village), on the eastern side of Scholes Lane and at a distance to the west of Scholes Paddock which forms the south-western registered boundary of the park and garden. The property is Grade II listed (NHLE 113270) and within the Scholes Conservation Area.

We have not visited the site and were not consulted on the earlier documents submitted for this application during last winter. A Heritage Statement has now been submitted dated May 2023.

The Wentworth Woodhouse Fitzwilliam estate is a remarkable heritage asset. The Grade I listed 18th century main house is the centrepiece of over twenty supporting buildings and features with individual listings ranging over Grade I, Grade II* and Grade II.

The 700ha registered site is on elevated land which drops down to the south. Close to the centre of the park Morley Pond and Dog Kennel Pond are linked by a weir which is crossed by a causeway (18th century, Listed Grade II) carrying a drive. North of Morley Pond lies Peacock Lodge (Listed Grade II). Rockingham Wood, which lies c.200m south of Morley Pond, has a ha-ha wall along its west side with a central projection and a curving projection at the south-west corner, recalling the bastion wall of the south terrace near the main house. These features lie to the north-east and east of the application site. We have been unable to see any reference to the Registered Park and Garden in the documents, including the Heritage Statement and there does not seem to be any analysis of possible impact.

We note from the Heritage Statement 6.65 *The rear garden extends to the east by approximately 40m and allows for distant views across a rural landscape to the northeast, east and southeast, taking in Hooper Stand and the reservoirs at Wentworth.*

And at 6.101 *The garden area to the rear (east) of the building is on a hill side and falls away from the building.*

And at 7.60 *Overall the proposed works to the Listed Building and the proposed car port, driveway and gates will result in no harm to the heritage significance or character and appearance of the Conservation Area.*

The proposal includes the removal of the asbestos sheeting on the northern two thirds (barn section) and re-roofing with slates; a positive change, and externally the main change to the east elevation (the elevation towards the registered park and garden) is proposed to be the insertion of a pair of fully glazed doors on the ground floor instead of the original timber doors of the barn section. However, we have not found any plan or information about the proposed car port, driveway and gates which we presume will be making changes to the rear (east side) of the property.

As you would expect the east side of the property is our main concern and we would like assurance that the car port and parked cars will not harm the setting of the Grade II* Registered Park and Garden as we have not visited the site and have insufficient information to make an assessment. We also do not know whether the pair of fully glazed doors on the ground floor will have an impact. We appreciate that there is some distance between the applicant's curtilage and the registered site, but the information (above at 6.101 and 6.65) could indicate that the application site would be visible from the registered parkland/rural landscape.

The Gardens Trust and Yorkshire Gardens Trust have no objection to the principle of the proposed works but as we have written above, aspects give us concern about potential impact on the Registered Park and Garden. We would like assurance please that the setting will not be harmed and we note NPPF paragraphs 199, 200.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

Cc Yorkshire and the Northeast Historic England; conservation@ the Gardens Trust.