



YORKSHIRE GARDENS TRUST

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5th December 2025

Dear Mr Peck

RB2025/1517 Application to vary condition 1 (to allow continued use of site for public use, including tours, workshops, educational uses and other ancillary uses and infrastructure until 31st December 2028) imposed by RB2021/2278 at Wentworth Woodhouse, Wentworth Park, Cortworth Lane, Wentworth, Rotherham S62 7TQ

Thank you for consulting the Gardens Trust (GT) in its role 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.

Wentworth Woodhouse (Listed Grade I) is the magnificent centrepiece and focal point within a hugely impressive Grade II* Registered Park and Garden. The surrounding gardens, pleasure grounds and parkland, with its assemblage of highly significant buildings form an almost unparalleled historic landscape design in England.

The approved development as shown in the decision letter of application RB2021/2278 is described as:

Change of use of the estate from a private residence to use class Sui Generis, opening to the public for house guided & non-guided tours, garden visits, weddings, events, education workshops, ancillary café within the mansion house & location filming. Change of use of Camellia House to a café and event space (use class E) & associated facilities & services including changing place pod, bin store, 4 No. disabled car parking spaces & new landscape setting to Camellia House. Demolition of teaching accommodation and provision of a new car park to the North West of the stable block to serve the estate together with temporary coach parking on former tennis court to the East of the main house. New pedestrian and cycle route between stables and the main house and Change of use of part of Stables building to a production kitchen and café area and resurfacing of Mews Court courtyard.

Condition 1 restricts the time period to four years from granting, taking the permission until 17th June 2026. The Proposed Development seeks to extend this temporary time limit.

The request from the Wentworth Woodhouse Preservation Trust is to allow for the continued use of the Site until 31st December 2028. This extension will allow for sufficient time for funding and the required documentation to be pulled together for the permanent application submission and follows discussions about the current operation of the Site and what the most appropriate next steps are.

It was agreed that a Section 73 application would be the most appropriate to allow for continued use of the Site whilst further detail was coordinated to allow for a full submission for the permanent use of the Site.

Wentworth Woodhouse continues to engage and delight its visitors and in so doing enables many to experience this very significant heritage asset whilst supporting Wentworth Woodhouse's conservation and repair. The Highway Authority has made no objection and this Variation of Condition1 imposed by RB2021/2278 seems to be a practical solution.

The Gardens Trust and Yorkshire Gardens Trust support the work of the Wentworth Woodhouse Preservation Trust and have no objection to this application.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

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