



YORKSHIRE GARDENS TRUST

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www.yorkshiregardenstrust.org.uk

Mrs Val Hepworth

Mr James Hyde
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10th March 2022

Dear Mr Hyde,

2022/0067 Change of use of Home Farm buildings from C2 'Residential Institution' to short term residential letting units (24no bedrooms) Wentworth Castle, Northern College, Lowe Lane, Stainborough, Barnsley, S75 3ET

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development that could affect a site included by Historic England (HE) on their Register of Parks & Gardens – Wentworth Castle at grade I. 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 Castle and Stainborough Park is the only Grade I Registered Park and Garden in South Yorkshire and one of only nine in the whole of the County. This is the highest grade reflecting its exceptional heritage significance as a historic designed landscape. The landscape comprises remnants of schemes of successive generations of Wentworths and demonstrates their tastes and ambitions and the ways that they came to terms with the dramatic hillside setting beginning in the early 18th Century. Its structure is largely intact. Nationally, Wentworth Castle is arguably on a par with Stowe due to its dating and plethora of 18th Century garden buildings, but unlike Studley Royal and Wentworth Woodhouse, Wentworth Castle was determinedly Tory which adds a further dimension to its national and international importance.

The Home Farm complex lies immediately south of the kitchen gardens on the east side of the main drive. This approach is shown as an avenue on the Knyff and Kip engraving of 1714 and as a wider avenue on the Badeslade view of 1739. This area is a part of the Wentworth Castle registered historic designed landscape. In addition Dairy House at Home Farm is listed grade II (List Entry No 1191812), the Barn and attached wall on the east, listed grade II (List Entry No 1315052), and the former Stable Block and Attached Archway are also listed grade II (List Entry No 1191779).

Northern College would like to change the use of 24 bedrooms (student accommodation) to make 20 guest accommodation for Airbnb at the Home Farm complex.

We have looked at the submitted documents and have not found any information about any material changes proposed, any statement about the heritage assets or the vehicle parking which we

presume will be necessary for Airbnb guests. Will this be within the Home Farm complex which is a constrained location?

We are therefore unable to comment on this application but will be happy to do so when we have more information.

Yours sincerely

Val Hepworth
Trustee and Chairman Conservation and Planning

Cc John Stonard, Team Leader Development Advice, Yorkshire and the Northeast Historic England; conservation @ the Gardens Trust; Natasha Rowland, National Trust