



# YORKSHIRE GARDENS TRUST

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29<sup>th</sup> April 2025

Dear Sir/Madam/Mr Matthew Peck

**RB2025/0335 Listed Building Consent for conversion of existing Grade II listed buildings to hotel, spa, venue space and holiday cottages at land & buildings at Home Farm, Gun Park and Granny Clarkes Wood Cortworth Lane Wentworth.**

Thank you for consulting The Gardens Trust (GT) on this LBC 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, which is registered 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.

It seems that the application refers to both a planning application and a listed building consent application, but we think only the LBC app has appeared on the JCNAS database. That would suggest that possibly the GT has not been officially consulted on the planning application which we would expect.

The historic Fitzwilliam Wentworth Estate of approx. 15,000 acres includes the area of this LBC for the proposed redevelopment of Home Farm, Gun Park, Powerhouse and Granny Clarkes Wood. This area lies immediately within the Registered boundary, 300m north-west of the main house (Listed Grade I) which is the centrepiece of the Wentworth Woodhouse assemblage of heritage assets, and close to the stable block and riding school (Listed Grade I) of 1758 by John Carr of York (1723-1807). These, and a large area of historic gardens, are now in the ownership of the Wentworth Woodhouse Preservation Trust and so in separate ownership from much of the Wentworth Estate. The Home Farm complex includes buildings of 18<sup>th</sup> century date which are Listed Grade II and are within the Wentworth Castle and Stainborough Park Conservation Area.

We were pleased to respond to the pre-application enquiry on 28<sup>th</sup> March 2024 with no objection to the principles of the proposal.

The proposal details the sensitive repurposing of the increasingly derelict historic buildings with the new spa building quite discrete and the unlisted central building retained as an interpretation/information centre. We are also pleased to note the restoration of the Octagon Lodge (Listed Grade II) which is located at the south side of the main entrance into the park and close to the entrance to the Home Farm.

The demolition of the disused college buildings gives a pleasing opportunity to restore 0.47ha of the Dairy Plantation woodland and there is also an opportunity for enhancing the parkland.

In our response to the pre-application enquiry, we expressed our concerns about the creation of a vehicular access to the car park and the car park itself within Granny Clarke's Wood and harm to the wood and its historic integrity and naturalistic appearance. We understand that the central area of Granny Clarke's Wood is thinly populated with ash trees. And there will obviously be a need for a large car parking area. Having looked at the design and whilst the car and coach parking looks intrusive, it will be screened from the rest of the Registered Park and Garden (RPG), both by the existing planting and the restored woodland. We note the provision of mitigation – 0.84ha of existing woodland enhancement and 0.97ha of new woodland planting. We have not noted any lighting arrangements which if included, need to take into account the importance of the heritage assets, woodland and wildlife habitat, light spill etc.

Overall whilst there may be some less than substantial harm to significance initially, we think that this should gradually reduce over time.

As we noted in our pre-application response the Wentworth Woodhouse Fitzwilliam Estate is a remarkable heritage asset, and it requires very special development treatment to secure its future. From the documents submitted it appears that the development should have minimal effect on the RPG and the Gardens Trust and Yorkshire Gardens Trust have no objection to this LBC.

Yours sincerely,

Val Hepworth  
Trustee Conservation and Planning

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