

Item Number: 11
Application No: 22/00543/LBC
Parish: Henderskelfe Parish Meeting
Appn. Type: Listed Building Consent
Applicant: Victoria Howard (Castle Howard Estate Ltd)
Proposal: Restore the Cabinet Room to include the reinstatement of the panelling, cornices, skirtings, dado rails and chimneypiece
Location: Castle Howard Estate Castle Howard York YO60 7DA

Registration Date: 9 May 2022
8/13 Wk Expiry Date: 4 July 2022
Overall Expiry Date: 22 June 2022
Case Officer: Emma Woodland **Ext:** 43324

CONSULTATIONS:

Henderskelfe Parish Meeting
Society Protection Of Ancient Buildings (SPAB) Objection
Joint Committee Of The National Amenities Societies recommends refusal
Historic England Supports

Representations:

SITE:

Castle Howard is a Grade I listed country house set within a wider estate of international significance and as such, Ryedale District Council has a statutory duty to have special regard for the preservation of the listed building and its setting. Building of the house commenced in 1700 to designs by Vanburgh with Nicholas Hawksmoor for the 3rd Earl of Carlisle. It remains a family house continuously occupied by descendants and is open to the public.

PROPOSAL:

The application proposes the Restoration of the Cabinet Room to include the reinstatement of the panelling, cornices, skirtings, dado rails and chimneypiece.

RELEVANT PROPERTY HISTORY:

19/00534/LBC-Internal alterations to the Lake Sitting Room within the East Wing to include remove low level timber wall panelling and replace with new carved and gilded skirting and dado joinery to match adjacent rooms, installation of carved and gilded door cornices to match adjacent rooms and replacement of the existing 1953 timber and composite chimneypiece with a solid marble chimneypiece.

LEGISLATION AND POLICIES:

Ryedale Plan- Local Plan Strategy SP12- Heritage
National Planning Policy Framework (2021)
National Planning Practice Guidance

General duty as respects listed buildings in exercise of planning functions

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

APPRAISAL:

The Cabinet Room, at Castle Howard, is part of the suite of front state rooms which extended west from the Garden Hall to the Long Gallery. It is part of the original sequence of spaces designed by Vanbrugh and was seriously damaged by the fire of 1940 that gutted the central and south eastern ranges of the house. This application seeks to restore the interior to much of its original appearance therefore allowing 4 tapestries specifically made for the room to be re-hung in the space. A completely conjectural aspect of the application is the fireplace design, as there is no surviving information in relation to the original design of that part of the room. A number of design options for the fireplace have been drawn up which draw upon existing architectural influences. The application has been well researched and a robust supporting Statement and detailed designs have been submitted.

The principle consideration is whether the application preserves the special interest of the Listed building in accordance with the Planning (Listed Building and Conservation Areas) Act 1990 and that 'great weight' is given to the preservation of the listed building in accordance with paragraph 199 of the NPPF.

Historic England, the Governments' statutory adviser on heritage matters, have commented on the application and are supportive of the proposal subject to further details such as the fireplace design which they ask to be secured by condition. They state 'The current proposals for the Cabinet Room represent a welcome step forward on the process of gradual reinstatement of lost interiors of this outstanding building. The interventions are well supported by detailed and specialist research and build on the work carried out and principles established on previous reinstatement works in Garden Hall and New Library and the Lake Sitting Room.

The remade interior will bring back this room to an appearance similar to what it would have originally had until circa 1759, reinstating original decoration and detail and returning the four Vanderbank tapestries to the room they were originally intended for by Vanbrugh. Historic descriptions of the room, archival information and original decoration remaining in adjacent estate rooms have been considered on the proposals for the recreation of this space.

We consider that the alterations proposed will on the whole have a positive impact on the special architectural and historic interest of the Grade I listed building. This will be achieved by introducing well researched and considered high quality joinery and a chimneypiece to a design that is more in-keeping with the historic character of this part of the house. Consequently, we consider the proposals are in line with the mandates of paragraph 189, which asks to conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations.'

The application has been brought before Planning Committee due to objections received from the Society for the Protection of Ancient Buildings (SPAB) and the Georgian Group. The objections raised, relate primarily to the perceived significance of the burned out space which has remained a brickwork shell since the devastating fire of 1940. The primary difference of approach relates to a philosophical departure in the consideration of, and therefore preservation of significance, whereby the SPAB and Georgian Group place greater importance on the fire/burnt shell and seek to encourage the applicants to consider preserving/augmenting the Cabinet Room in that state. The objections raise concerns

regarding the lack of justification of the proposal and matters of detail. Full consultation responses are available to view appended to this report.

The Society for the Protection of Ancient Buildings and the Georgian Group are both statutory consultees in prescribed circumstances relating to the extent and degree of works primarily involving demolition of significant elements of a listed building. It is assessed that in this case, due to the nature of the application and the lack of significant demolition, that those bodies are not a statutory consultee. In this case, the SPAB and the Amenity bodies were consulted for their views due to the high status of the listed building. Their advice is considered to be welcome and informative, however they are not capable of being identified as a statutory advisor in this instance.

Both Historic England and Ryedale District Council's Senior Heritage Officer have a different view to the SPAB and the Georgian Group, and are in support of the principle of the re-instatement of the Cabinet Room. The reasons, set out below, explain this support for the approach taken within the application:

At Castle Howard, large areas of the building remain fire damaged and gutted, including most of the South East Wing and the upper floor of the central range (the 'High South'). The dome to the central hall was reinstated after the fire but there remains significant and visible damage to the stonework which is still easily read. There are extant rooms which still remain as fire-gutted bare rooms. These have the potential to be preserved in that state and interpreted as such.

In contrast, the Cabinet Room is part of an important architectural experience of a directly connecting enfilade of State rooms originally designed and conceived by Vanburgh. All neighbouring and connected rooms have commensurate fixtures, fittings and decoration. The fire damaged bare walled Cabinet Room is a stark interruption to the conceived grand architectural experience. In this context the proposal to reinstate the Cabinet Room reconnects the Long Gallery and enfilade rooms of the south west range (which survived the fire) with the garden Hall (restored by Julian Bicknell in the 1980's), and the Great Hall (restored in the 1950's) to remove the interruption of the visitor route and to make this section of the house more coherent architecturally.

Interpretation already exists that illustrates the fire damaged interiors of the Central Hall and Garden Hall prior to their post-fire reinstatement. The fire damaged Cabinet Room no longer defines the extent of the fire and remains the last room in this area to be reinstated.

Castle Howard is an inhabited family house. It is not unreasonable in the instance of fire damage to seek to restore parts of the home as a minimum, acknowledging that as a listed building this is within the context of complying with legislation and the development plan in relation to that restoration. There has been a long tradition of the reinstatement of fire damaged interiors at Castle Howard, either accurately or even conjecturally where evidence has been lost or cannot be regained.

The cement-pointed brickwork shell of the Cabinet Room would not be damaged and the scheme involves no loss of historic fabric. Furthermore the brickwork will remain beneath the new panelling and fittings and the whole interior could be removed and stripped out at a future date if so desired.

Officers consider there is also a wider public benefit associated with the rare opportunity to work on a restoration of a Grade I Listed room in its entirety, allowing the use of traditional techniques and skills to be honed through the work.

The re-instatement of the Cabinet Room is directly connected with the conservation and re-hanging of the 18th century Four Seasons Tapestries originally designed specifically for the Cabinet Room. In addition, the removal of the Four Seasons Tapestries from their current location in the Octagon Room within the Long Gallery is part of a wider masterplan to instigate a programme of conservation and restoration of that space to include the re-gilding of architectural features, the removal of paint to expose historic finishes and the re-hanging of paintings within the dome room.

The objections submitted by the SPAB and The Georgian Group raise an interesting debate regarding how historic buildings might be managed after accidental fire damage, and at what point the physical

manifestation of the fire damage itself becomes more important than other architectural or functional considerations in the building. It is considered however for the reasons given above that this application before Planning Committee preserves the special interest of the listed building and as such, Members are recommended to approve it.

Other Matters Raised Including Consultation Responses Received:

Returning to the objections received from the Society for the Protection of Ancient Buildings and the Georgian Group. An application is required to be referred to the Secretary of State when a statutory consultee objects to an application and requests that if the Planning Authority is minded to approve the application then it be referred to the Secretary of State. In this case, it is assessed by Officers that the application is not required to be referred to the Secretary of State as it does not fulfil the requirements of such a procedure. The statutory consultee (Historic England) supports the application. The SPAB and Georgian Group are not statutory consultees in this case, and furthermore have not requested that the application is referred to the Secretary of State.

Recommendation:

The application is considered to preserve the listed building and comply with Policy SP12 of the Local Plan and the NPPF and legislation. As such, Members are recommended to approve this application for Listed Building Consent.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason: To ensure compliance with Section 18(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

D30, 31, 33, 34, 35, 36, 37 S32, LOC04

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Notwithstanding the approved plans, before the installation of the fireplace, further details of the exact design and materials to include a full size in situ mock up shall be submitted and approved in writing by the Local Planning Authority

Reason: To preserve the listed building and comply with Policy SP12 of the Ryedale Plan

4 Prior to the installation of the plaster enrichment frieze, further details of the exact design should be submitted to and approved in writing by the Local Planning Authority

Reason: To preserve the listed building and comply with Policy SP12 of the Ryedale Plan

5 Unless otherwise approved in writing by the Local Planning Authority, the lifted existing floorboards should be safely stored on site until a time that they can be re-used elsewhere within the property.

Reason: To preserve the listed building and comply with Policy SP12 of the Ryedale Plan

- 6 The production of a document detailing a scheme of recording shall be undertaken prior to, during and after the works. This record is to be deposited in the local Historic Environment Record within 6 months of its production.

Reason: To preserve the listed building and comply with Policy SP12 of the Ryedale Plan

- 7 The production of a document detailing the craftspeople and suppliers involved in the approved works shall be undertaken and deposited in the local Historic Environment Record within 6 months of its production.

Reason: To preserve the listed building and comply with Policy SP12 of the Ryedale Plan

- 8 Prior to the fixing of decorative interiors, a Method Statement detailing methodologies for the different elements of the scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the listed building and comply with Policy SP12 of the Ryedale Plan