



# Wingerworth Hall

Our story starts back in 2007 when a Grade II listed property known as “The Yews” in Wingerworth came to our attention. It was for sale and referred to (wrongly) as one of the remaining wings of Wingerworth Hall. This property was full of charm and character dating back to circa 1680, making the so called wings predate the long gone Hall by at least 50 years – the property was divided into 3 properties in Victorian times.

We bought the property and restored it in keeping with all the old features, with oak beams preserved and on show. Just as we finished the work the west facing part of the block was offered to us for sale, knowing where the original doorways were and the fact the west facing property came with a large and very private garden it was a no brainer. We bought it and with planning permission granted we opened up the original passageways and doorways to make it as it was when it was built.

Peace rained for the next 11 years, then a planning application went in to build a small 1.5 story dwelling on a plot of land at the bottom of our garden. This would have had a big impact on our privacy, we objected but eventually outline planning was granted for a modest, in keeping, single story property but there were many hoops to jump through.

Nothing happened for a while then the plot went up for sale at £250,000, all quiet until Feb 2020 when a new planning application, 20/001/FL, went in to the North East Derbyshire District Council, (NEDDC).

This time it was for a much larger property, a 4 bedroom single story dwelling with mezzanine and a 3 car garage with office space above. The drawings showed a huge build with a footprint larger than the Grade II listed buildings it was situated near, its borders right up to our boundaries on two sides.

The plot is land locked with no access, a new road was also part of the plans which would take a fair old section of Estate House and Cedar End's gardens, both Grade II listed, and proposed removing at least 11 trees to create this access road.

It was time to bring out the big guns as it seemed to be a one man fight to stop this planning application. A bit of research led me to “The Listed Property Owners’ Club”, (LPOC) I had nothing to lose so I gave them a call for a bit of advice. They were great, with good solid advice given so I joined the Club as a thank-you and for just £48.00 a year with bi-monthly magazines full of advice and stories I would advise anyone living in a listed property to join.

LPOC gave me the number of a few Heritage consultants as a starting point, a couple were contacted but one stood out as very helpful and grasped the gravity of the situation straight away. Kathryn Spencer of “Spencer Heritage” took a look at the application and immediately told me to find any local historians who could comment. Kathryn also offered a site visit free of charge, this advice led me to a local historian who developed the Wingerworth Hall website, [www.wingerworth-hall.co.uk](http://www.wingerworth-hall.co.uk), who objected to the application once he was aware of it.

Also in my search for help in looking for local historians I stumbled across a Mr Philip Riden from the Chesterfield Civic society, and what



a “Tour de force” Philip is. A history lecturer (retired) at Nottingham university and Chair of the Chesterfield Civic society, what’s more extremely well versed in local history and planning, Philip immediately contacted the DCC archaeology officer and asked why they had not been involved, getting the ball rolling straight away.

An on-site meet (with social distancing) was made with Kathryn of Spencer Heritage and Philip Riden, CCS. Both professionals in their own right they got on well with respect in both directions, their professional objection comments can be seen on the online planning application portal dated 15 & 16 July 2020. It is well worth a read as Philip’s comments are first a history lesson then a roundup of

what’s wrong with this application. Kathryn points out that the mistakes made in the application, especially the so called “Heritage Statement”, have been allowed to go through by the NEDDC.

Both Kathryn and Philip did the above work free of charge, Kathryn commenting, “If it wasn’t for people like you keeping these properties alive and fighting your corner there would be no heritage left.”

My journey then led me to Mr Frank Adlington-Stringer of the Green Party. The heritage of the site is very important, the trees add to the setting, hence Frank’s input was very welcome He grabbed it by the horns and published it on several social media sites, and the Green Party newsletter. We also have MP Lee Rowley watching it closely and local Councillor Diana Ruff who has added invaluable input regarding how planning should work.

Sunday 30th August was to be D-Day for the application, however at the 11th hour it got extended to September 30th. Let’s see what happens, my guess is nothing will happen, it will get rejected then the applicant will appeal in the hope that it slips under the radar and planning is granted...

My main point here is the above trail started with a call to LPOC who’s advice sent me off in the right direction, giving me great contact details of people who can help us fight this, and it’s a huge thank you to them in doing so.

To be continued... 🌀

By Mr Knight

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Captions for all images required

