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**2017/1571**

**Applicant:** Barnsley Metropolitan Borough Council, C/o Baart Harries Newall

**Description:** Minor amendments to internal layouts of gardeners and stable yard cottages, repair works and alterations of stable yard cottage, retention of cart shed and installation of full height brick arched opening at rear (Listed Building Consent) (Minor material amendment to application 2016/0758)

**Site Address:** Cannon Hall Museum, Bark House Lane, Cawthorne, Barnsley, S75 4AT

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The application is put to Members as the Council is the applicant  
No letters of objection have been received; two letters have been received requesting details of the Planning Board Meeting.

### **History**

The following planning application and listed building consent have been previously approved by the Planning Board.

Planning Application 2016/0633 - Works within grounds of Cannon Hall including formation of 6. no. parking spaces, reconfiguration of forecourt, reinstate pond, repair of growing areas and footpaths, change use of Gardener's Cottage, remove cart sheds to form access between museum and walled garden, repair works to Stable Yard Cottage to create holiday let cottages, partly restore and repair North Range Glass House and improvements to cafe settings.

Listed Building Consent 2016/0758 - Works within grounds of Cannon Hall including restoration of Deer Shelter, repairing and access works to Ice House, amendments to forecourt, south terrace and footpaths, restoration and amendment to walled garden including new entrance, removal of cart sheds and wall section, amendment to Stable Yard and Gardener's Cottage, repairs to Pinery, alterations to paths and planting and recreate pond.

### **Description**

Cannon Hall Museum sits in 70 acres of historic parkland looking towards the village of Cawthorne, to the west of Barnsley and within the Green Belt. Cannon Hall is a Grade II\* Listed Building and the majority of the hall in its current form dates to the early eighteenth-century and has an association with two eminent architects of the time, John Etty and John Carr of York. It is listed at Grade II\* in recognition of the high level of architectural and historic interest it possesses.

A home farm complex lies immediately north of the Hall and consists of a range of buildings including stables, a coach house, cottages and a farmhouse of late C18 date (all listed Grade II). The northern and part of the eastern sides of the courtyard are private residential accommodation.

Cannon Hall Museum shares its immediate setting with Cannon Hall Farm, and Cannon Hall Garden Centre, both of which are privately owned businesses. The park itself comprises of a mixture of formal landscapes, parkland, and structures that include a Grade II listed walled garden, a series of cascading lakes and a number of undesignated important heritage assets. The park boundaries comprise of mature trees to the northwest and south-west. The

eastern boundary separates the park from Cannon Hall Farm and the southern boundary consists of meadow and small groups of mature trees. The main car park and cafe is set to the south western boundary, adjacent to the Garden Centre.

The Hall and Estate were sold to Barnsley Council in 1951 by the last member of the Spencer family, Elizabeth. Since then the Estate has been run by the council as a tourist attraction. It opened as a museum in 1957 and now hosts important collections of glassware, ceramics, paintings and period furniture. The site has approximately 450,000 visitors per year, with 150,000 people each year visiting the Museum itself and participating in a regular programme of visiting exhibitions, workshops and events.

## **Proposed Development**

The Cannon Hall Parks for People project is being procured by Barnsley Metropolitan Borough Council. Cannon Hall Park and Gardens have been successful in securing funding from the Heritage Lottery Fund and Big Lottery Fund for the targeted and sustainable conservation of its buildings, surrounding parkland and lakes and to improve its offer as a major tourist and cultural attraction.

This application is a Listed Building application for the following works:

- Minor amendments to the internal layouts for the Gardeners Cottage and Stable Yard Cottages and repair works to the Stable Yard Cottages. The works now also involve the retention of the historic truss tie and partition wall at first floor to the Gardener's Cottage. No additional external alterations are proposed.
- Retention of the three bay Cart Sheds to include for the installation of a full height brick dressed basket arch opening at the rear of the building to provide enhanced visitor access to the walled garden.

The above works formed part of the approved Listed Building Application 2016/0758. In essence, therefore, this application seeks minor amendments to that approval. The description has been amended to clearly show this and also to clarify that the existing cart shed is to be retained and is not to be removed nor replaced by a new cart shed. These changes do not affect the plans that were submitted and therefore fully available for consultees, local residents and the public to view.

In addition to this amendment to application 2016/0758, the applicant has also sought to tie up the proposed changes with associated planning application 2016/0633. To do this they have submitted a non-material amendment application for the works for changes to application 2016/0673. A non-material amendment application cannot be applied on a listed building application, hence the different types of submissions for the same works. An application for a non-material amendment is not an application for planning permission and therefore provisions relating to statutory consultation and publicity do not apply. The decision on the non-material amendment will be able to take into account the decision made by Members on this particular application.

## **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and the saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

### Core Strategy

CSP20 - Promoting Tourism and encouraging Cultural Provision

CSP26 – New Development and Highway Improvement

CSP29 – Design

CSP 30 – The Historic Environment

CSP 34 - Green Belt

CSP36 - Biodiversity and Geodiversity

CSP40 – Pollution Control and Protection

### Saved UDP Policy

GS8A – Re-use of existing buildings in the Green Belt

### NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Paragraph 131: conserving and enhancing the historic environment. This states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 134: Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

## **Consultations**

Cawthorne Parish Council – No comments received

Conservation Officer – No objections subject to conditions

Historic England – No objections, it is now proposed to retain the cartsheds which we very much welcome

The Civic Trust – In agreement with the amendments suggested by Historic England

Ward Councillors – No comments received

Garden History Society – No comments received

## **Representations**

2 letters have been received which do not raise objections but ask to be notified of the Planning Board date and reserve the right to speak.

## **Assessment**

Cannon Hall is set within the Green Belt and is a Grade II\* listed building within a Grade II registered landscape, with several associated buildings and structures listed at Grade II. The application therefore needs to be assessed in principle against Core Strategy Policy CSP 30 and CSP 34 and Government advice in the NPPF.

### Impact upon Heritage Assets and Visual Amenity

This application relates to Listed Building Consent for various works within the Grounds of Cannon Hall and includes the following internal layout amendments to the Stable Yard Cottages and Gardeners Cottage and the Cart Sheds that were previously proposed to be demolished:-

- Minor amendments to the internal layouts for the Gardeners Cottage and Stable Yard Cottages and repair works to the Stable Yard Cottages. The works now also involve the retention of the historic truss tie and partition wall at first floor to the Gardener's Cottage. No additional external alterations are proposed.
- Retention of the three bay Cart Sheds to include for the installation of a full height brick dressed basket arch opening at the rear of the building to provide enhanced visitor access to the walled garden.

Historic England and the Council's Conservation Officer have been consulted and have provided the following advice to the proposals:

'Historic England states that: 'The Parks for People Project proposes the repair, restoration and enhancement of a number of features of the Cannon Hall gardens and landscapes. These aim to improve the visitor experience and better reveal the eighteenth-century landscape, the structure of which survives but has the potential to be more legible and defined than at present. We provided advice on a similar scheme in 11 July 2016. It is now proposed to retain the cart sheds which we very much welcome. With regards the remainder of the proposals, we defer to the advice of your authority's Conservation Officer.'

The Conservation Officer considers that, following new clarity over the age of the three bay cart sheds age, this building clearly contributes to the heritage significance of Cannon Hall,

its gardens and setting, therefore its retention is welcomed. The amendment which involves a small area of demolition to the rear of the cart sheds and the construction of a matching brick dressed basket arch will facilitate pedestrian flow from the kitchen yard into the walled garden. Moreover this will allow both a physical and visual connection between these two spaces with the minimum or harm.

The proposed minor amendments to the internal layouts for the Gardeners Cottage and Stable Yard Cottages and repair works to the Stable Yard Cottages are considered to be acceptable and would not cause significant harm the Listed Buildings. The proposals also include the retention of the historic truss tie and partition wall at first floor which is welcomed.

The proposal is considered to be minor and acceptable in terms of the impact upon the Listed Buildings in accordance with policy CSP30 of the Core Strategy and the NPPF.

#### Residential Amenity

The minor changes to the Gardeners Cottage and Stable Yard Cottages are predominantly internal and would not have any significant impact upon the amenities of adjacent residents.

#### Conclusion

The proposals constitute minor internal amendments to the Listed Building Consent and a non-material amendment to the existing Planning Permission and now involves the retention of the three bay card shed. The works are supported by Historic England and the Council's Conservation Officer and should have no significant impact upon the Grade II\* Listed Building or the Grade II registered landscape in accordance with the NPPF and Core Strategy Policy CSP30.

#### **Recommendation:**

Grant subject to the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved under 2016/0758 subject to the amendments detailed on the following plans: Nos.2577.101, 2577.102, 2577.103, 2577.104, 2577.105, 2577.106, 2577.107, 2577.108A, 2577.109, 2577.110, 1764-E500 REV P1, unless required by any other conditions in this permission.  
**Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, Design.**
- 3 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.  
**Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.**

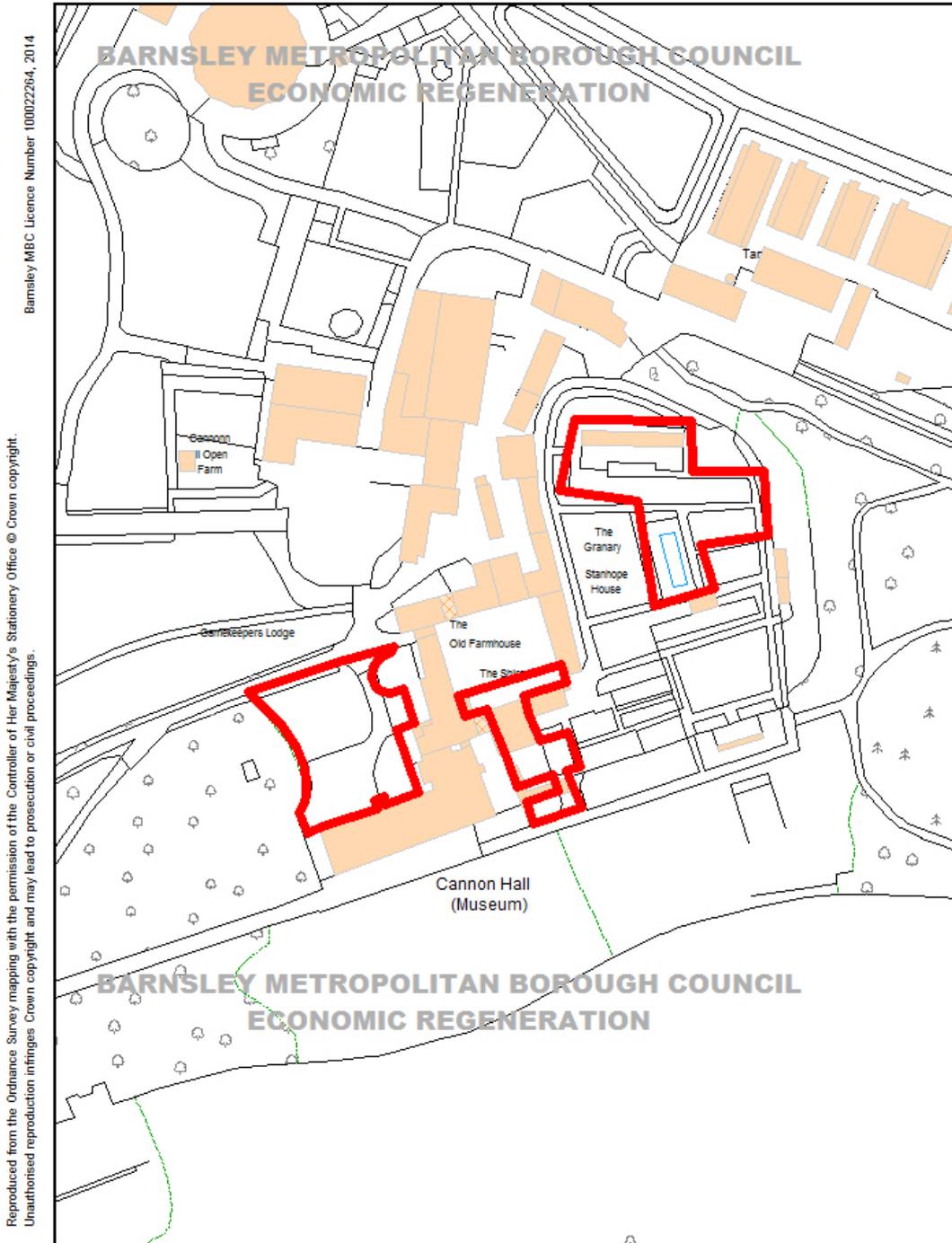
- 4 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:-
- The parking of vehicles of site operatives and visitors;
  - Means of access for construction traffic;
  - Loading and unloading of plant and materials;
  - Storage of plant and materials used in constructing the development;
  - Measures to prevent mud/debris being deposited on the public highway.
  - Details of peak visitor times/events
  - Controls for hours of delivery.
- Reason: In the interests of highway safety, residential amenity and visual amenity and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement, and CSP 29, Design.**
- 5 No construction or repair works shall commence until a representative sample of any new internal or external materials to be used has been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.
- Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.**
- 6 Pointing mix for new or repaired structures or sections of wall to be lime (NHL 3.5) : aggregate at a ratio of 1:3. Sand / aggregate should be well graded or river sand. Preparation of the joints will require careful removal of cement or other perished mortar by hand at a depth equal to twice that of the width. Pointing mix to be of the same colour or as close as possible to the original lime and to be finished slightly back from arms of surrounding stonework and brushed off or stippled to remove laitance, aid curing and expose aggregate to a depth of 2 or 3 mm.
- Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.**
- 7 All new doors (e.g. entrance to walled garden) to be used in the course of alterations shall be constructed in timber with frames mounted in at least 75mm in the reveal. Full details of their design, construction and finish (including details of surrounds and furniture) shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant site works. The details shall include an elevation at 1:20 scale of each door or window type and 1:5 scale cross-sections. Development shall be carried out in accordance with the approved details.
- Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.**
- 8 Windows shall be repaired in situ using traditional materials and techniques and retained with all original glazing where possible. Where any new windows (e.g. cottages) are proposed details of their design, construction and finish (including details of surrounds and furniture) shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant site works. The details shall include an elevation at 1:20 scale of each door or window type and 1:5 scale cross-sections. Development shall be carried out in accordance with the approved details.
- Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.**

- 9 All works shall proceed strictly in accordance with the recommendations, including mitigation measures set out in the Biodiversity Summary, Phase 1 Habitat survey, dated February 2016 and the Bat and Newt Survey Reports Prepared by Brooks Ecological and Access Ecology.

**Reason: To ensure the works minimise impact on protected species in accordance with Policy CSP 36 of the Core Strategy.**

PA reference :-

2017/1571



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**BARNESLEY MBC - Economic Regeneration**

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