
2017/0213 and 2017/0239

Applicant: Arts, Museum and Archive Service (BMBC) C/o NPS Barnsley

Description: Planning Application 2017/0213 - Erection of new entrance porch
Listed Building Consent 2017/0239 – Erection of new entrance porch

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

The application is put to Members as the Council is the applicant.

No letters of objection have been received
Cawthorne Parish Council has no objections

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 site is surrounded by parkland to the south and woodland to west. 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 site is accessible by car and on foot from Bark House Lane. The main pedestrian access to the site is from Car Parks sited off Bark House Lane. The car park that is located immediately outside the museum is used solely for staff and disabled parking.

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.

In the 20 years from 1765 two single storey wings were added modelled on the ends of the old Hall. The rooms in the central section were remodelled in 1778 and the second stories to the two wings added in 1803-4. Final major additions to the house came in the late 19th century; they included the ballroom which was finished in 1891 and the Victorian Kitchens and Servants Quarters which were also built around this time, all of which survive intact.

Proposed Development

The main entrance to the Museum is located through the timber and glazed stone portico. The glazed Doric portico thought to be a much later edition to the original Architecture is the area of proposed refurbishment. Due to the lack of maintenance the porch and single glazing is currently falling into disrepair and the condition of the existing stone work is poor. The stone frieze and cornice has become stained and biologically soiled from lack of maintenance and water damage.

The proposal is for alterations and improvements to the stone entrance portico located on the north facing rear elevation of the museum. The porch, located centrally on the rear elevation, is the main museum entrance and provides access from the adjacent car park. The proposal seeks to replace the existing enclosure with a lightweight glazed structure with limited framing. This will involve the loss of the existing Victorian timber frame. The structure will be set back from the front columns, and supported by 4 structural columns fixed via base plates concealed within the stone flag floor and timber ceiling panels. The proposals will include new automatic frameless glass entrance door and spotlights.

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 submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. 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, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Core Strategy

CSP20: Promoting Tourism and encouraging Cultural Provision
CSP26: New Development and Highway Improvement
CSP29: Design
CSP30: The Historic Environment
CSP34: Green Belt

Saved UDP Policy

None

Local Plan

The Local Plan holds increasing weight at the present time as it is in the early stage of the examination process, although this is limited. The following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy D1: Design

Policy T4: New development and Highway Improvement

Policy GB1: Protection of Green Belt

Policy HE1: The Historic Environment

Policy HE3: Developments affecting Historic Buildings

Policy GS1: Green Space

Policy I2: Educational Facilities and Community Uses

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:

Core Principle 7: Requiring good design

Core Principle 12: Conserving and enhancing the historical environment

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 objections

Conservation Officer – The application before the Council follows a number of pre-application meetings and site visits with Historic England who are in support of the proposal. The Heritage/ Design and Access statement was contributed to by the Conservation Officer, therefore it was important that engagement with Historic England was taken at an early stage. The Conservation Officer raises no objections to the scheme subject to conditions.

Historic England – No objections have been raised to scheme subject to conditions.

Ward Councillors – No comments received

Representations

No Letters of objections have been received

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.

Cannon Hall, its park and its associated ancillary buildings have clearly undergone extensive alteration evolution and adaptation. However, much of the original building and its setting is intact and will remain so. Moreover, the location of the proposal would not disturb any new areas (beyond the existing footprint of the porch) where archaeological remains may be present. The removal of any historic fabric (C19 / C20 glazing and frame) risks diminishing this value. However as this value is likely to contribute minimally to the overall significance, this would need to be balanced against the 'net gain'.

Impact upon Heritage Assets and Visual Amenity

The proposal is for the refurbishment of the main entrance to the museum which is located through a timber and glazed portico. Due to the lack of maintenance the porch and single glazing is currently falling into disrepair and the condition of the existing stone work is poor. The stone frieze and cornice has become stained and biologically soiled from lack of maintenance and water damage.

In determining the application the LPA should be satisfied that there is a clear and convincing justification for the harm that would be caused and then weigh the public benefits of the refurbishment against the harm, in accordance with paragraphs 132 and 134 of the National Planning Policy Framework. The main area of concern would be the impact of the development on the heritage value of the building. The need to ensure the heritage significance is sustained but balanced with the need to put the building at its most viable use.

Overall, the Council's Conservation Officer and Historic England are supportive and raise no objections to the proposal. Although parts of the proposal are quite contemporary, and it is agreed that the proposal does represent some minor harm to the heritage significance through the loss of the Victorian timber frame, this is justified by the minimal contribution made by the existing poor accessibility and quality of the porch, and the benefit that is

realised by the improvements. As this is the main entrance to the museum, the change will sustain the heritage values of the building whilst genuinely improving accessibility, security and legibility.

The proposed work is considered to be a minor refurbishment which would benefit the aesthetic values of the building. The public benefits of the works proposed are outweighed by any harm that would be caused, in accordance with the NPPF and Core Strategy Policy CSP30.

Following Historic England's requirement to ensure the enclosure is suitably recorded before demolition and in order to ensure the finer details are what would be expected in the context of a grade II* building, pre comment conditions are recommended

Impact on Green Belt

The proposed works will refurbish an existing entrance porch. There is no increase in size or further impact to the surrounding Green Belt therefore the proposed use would not significantly harm the openness of Green Belt in accordance with Core Strategy Policy CSP34.

Residential Amenity

There is no increase in size or further impact to residential amenity.

Highway Safety

There is no increase in size or further impact to highway safety.

Conclusion

The proposal will improve the facilities at the museum and cater for a wider range of visitor needs. 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.

Recommendations:

Grant subject to 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 amended plans (Nos. NPS-DR-A-(00)-10 P1; NPS-DR-A-(00)-20 P1; NPS-DR-A-(00)-500 P1; NPS-DR-A-(00)-023 P1; and Design Access and Heritage Statement (v2)) and specifications as approved 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 Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

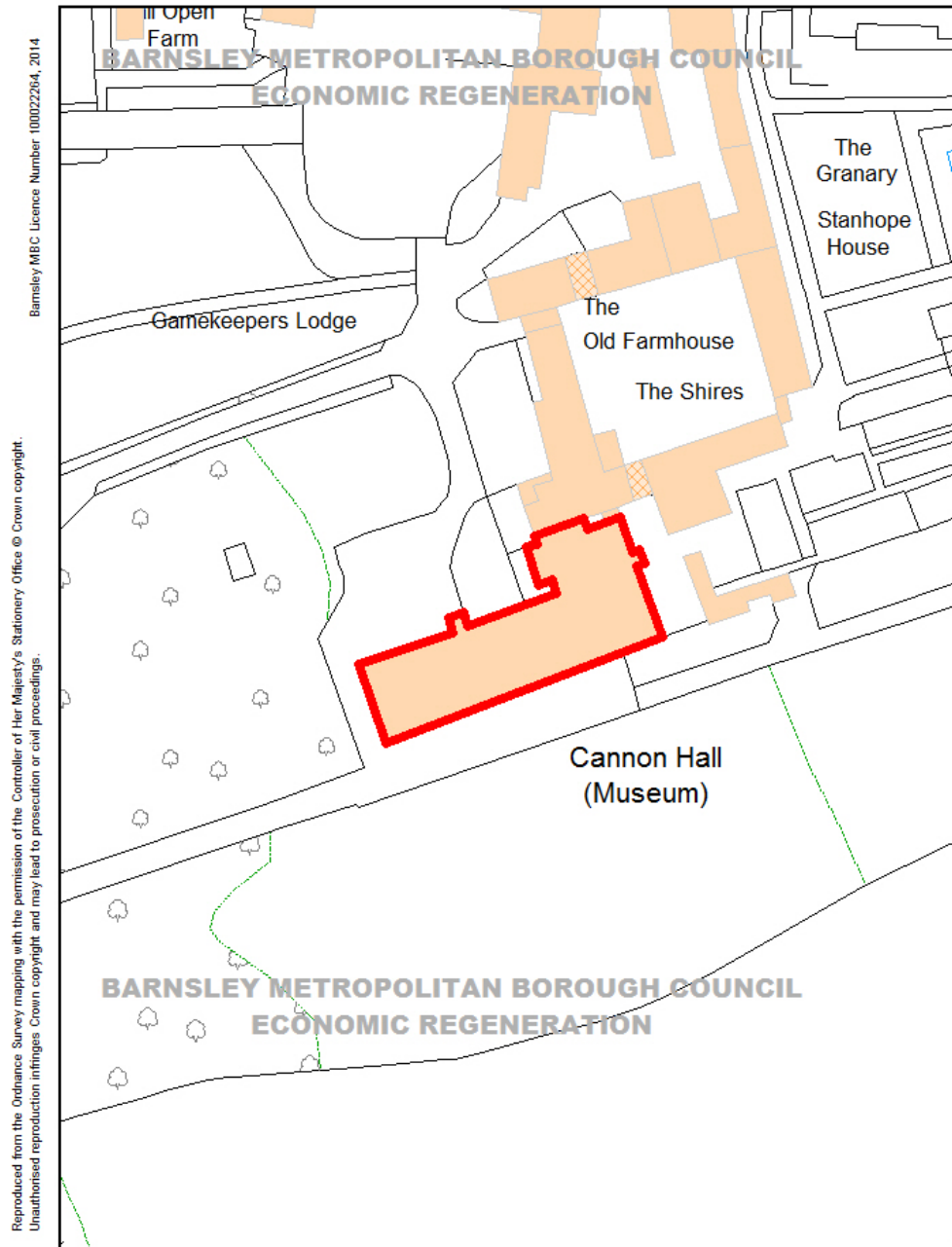
4 No construction or alteration will take place until full details are provided and approved in writing of:

- the proposed lighting scheme;
- the location and number of any additional fixings;
- the method of stone cleaning (with method statement);
- the position, appearance and fixing of the new automated operation sensor and hardware to the existing entrance door (including furniture if appropriate);
- the design and appearance of the PCC frame and 'C' channel required to carry the door structure and new glazing.
- The design and appearance of any signage or glazing manifestations

Reason: To safeguard the special architectural or historic interest of the building in accordance with Core Strategy policy CSP 30.


PA reference :-

2017/0213



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