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**2019/0722 & 2019/0740 Joint Report Full Planning + Listed Building Consent**

Cannon Hall Museum/BMBC

Extension and alterations to the south and west wing of the stable building to provide cafe at ground floor and shop at first floor, with associated porch access route and disabled access lift.

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. Ten letters of objection have been received from seven separate parties. Cawthorne Parish Council also object.

### **Update**

This report previously went before Members at the Planning Board in December. It was deferred to allow Members the opportunity to visit the site which will take place before the Planning Board sits again on the 21<sup>st</sup> January 2020.

### **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 important undesignated 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.

The application relates directly to the Spencer Wing, a two-storey western range of the stable block/coach house located to the north east of the main house. The coach house is listed in its own right (Grade II - ID 334139) and is in a dilapidated condition. The ground floor is currently used for storage and the interior contains many original fittings, including the former tack rooms and stable accommodation, which are in a

substantially intact but poor state of preservation. The eastern elevation of the block features a symmetrical 9-bay façade with eleven muntin bar windows, three carriage doors and two entrance doors all coloured conservation green which all outlook onto a courtyard. The western elevation of the Spencer Wing is set beside a retaining wall which rises to allow access directly by a footpath across the bank to the first floor of the building. A large Holm Oak is set upon the northern extent of the bank beside the vehicular access. The access traverses through a carriageway entrance to the courtyard with a neighbouring residential dwelling (The Gamekeeper's Lodge) situated above at the first floor level to the north. A walkway sits below the western elevation of the Spencer Wing where the retaining wall is positioned – three conical voids are located within the retaining wall.

In terms of appearance, the western elevation of the range also exhibits a number of muntin windows, as well as an external spiral staircase and, at its southernmost aspect, a biomass boiler at the ground floor level which is mostly hidden by the level-difference created by the earthen bank. The western elevation is composed of coursed sandstone with large stone quoins while the eastern elevation has a decorative red-brick façade topped with a pediment where an oculus window is set centrally within. The roof of the western range is hipped and finished with stone tiles. The southern range is similarly finished in red brick with a carriageway entrance that allows access to the kitchen courtyard further south.

Several residential dwellings face onto the stable courtyard and utilise it as their shared amenity space.

### **Proposed Development**

The applications comprise a package of works to convert and facilitate better flexibility and use of spaces (some currently underused or not used at all) within the courtyard and the Spencer Wing.

The works would involve the conversion of the current western stable / carriage range to a café at ground floor level with a café overspill area and shop above this at first floor level with a lift and stair connecting the levels.

The proposals would allow visitors to move through the covered walkway to the north of the kitchen courtyard, via a new glazed porch and into the new café area without visitors entering the larger courtyard to the north. Changes to the existing covered walkway area would include new timber gates to match the existing gate, a wider double door with lowered threshold into the current store room and another new door in its northern wall which would allow access to the new glass porch. Beyond this, access would be gained to the café space via an enlarged window in the corner of the carriage building. Once inside the café, visitors have the option of a visit to the café or, may use the new stairs or platform lift (an unused space adjacent the biomass boiler room) to access the shop on the first floor or the overspill café. The proposal includes a number of interventions to allow all this to work together, the most noteworthy being:

- (i) Changes to the covered walkway area in the southern range including the expansion of an existing doorway and new gates to the coach house.
- (ii) The glazed courtyard porch and new doorways.
- (iii) The Café conversion at ground floor including the addition of glazing within the carriageway windows as well as removal of a number of sections of internal wall and a rear entrance to the passageway beside the retaining wall.
- (iv) The new lift / stairs.

- (v) Café overflow, W.C. and Shop at first floor including the reorientation of a number of internal walls.
- (vi) Regrading and reorientation of path on western bank.

## **History**

The following planning applications and listed building consents 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.

Full Planning Application 2017/0213 - Erection of new entrance porch.

Listed Building Consent 2017/0239 – Erection of new entrance porch.

Listed Building Consent 2017/1571 - 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.

## **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 Local Plan is the borough's statutory development plan which is supported by a series of adopted Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

### Local Plan

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan policies map designations include:-

- Green Belt
- Cannon Hall Historic Park and Garden
- Deffer Wood TPO

Other relevant Local Plan policies are as follows:-

GD1 – General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 – High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

GB2 – Replacement, Extension and Alterations of Existing Buildings within the Green Belt - Extensions in the Green Belt will be acceptable where the extension or alteration of the building does not exceed the size of the original building.

GB3 – Changes of Use in the Green Belt - The proposed new use is in-keeping with the local character and the appearance of the building while preserving the openness of the Green Belt.

HE1 – The Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding, and enjoyment of Barnsley's historic assets. Including (f) supporting proposals which will help secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.

HE2 – Heritage Impact Assessments and General Application Procedures - Submission of Heritage Impact Assessments for development affecting heritage assets.

HE3 – Developments Affecting Historic Buildings - Proposals involving additions or alterations to listed buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.

T4 – New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

POLL1 – Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water, and ground water, noise, smell, dust, vibration, light or other pollution which could unacceptably affect or cause a nuisance to the natural and built environment.

#### Supplementary Planning Documents

Heritage Impact Assessments

#### 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, the policies above are considered to reflect the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

The relevant paragraphs within the NPPF will be observed with respect of this application, those being Chapters 13 (Protecting Green Belt Land) and 16 (Conserving and Enhancing the Historic Environment).

### **Consultations**

Cawthorne Parish Council – Object to the design of the erection of the glass porch due to its design not being aesthetically pleasing or acting as an enhancement to the building.

Conservation Officer – No objections subject to conditions. The conservation officer's comments are as follows:

*During pre-application discussion I noted that the proposed works to the covered walkway would be required for DDA and that some justification was required (which we have) for these alterations. In terms of the glazed porch I previously suggested the option of a monopitch roof over this structure as there has been one previously (scar on wall). However, I accept in doing this, the roof would likely truncate the string course and cill of the FF window in this area and so is not a viable option. In terms of the café alterations I was at pains to note the degree of preservation and the need for a very light touch, and the important contribution the external appearance will have to the setting here:*

*'However there is some obvious impact and a degree of minor harm in altering this very original space. This includes original panelling removal and the loss of wall fabric to punch doorways through etc. It is justified but needs proper explanation in the heritage impact statement...'*

*Overall I would say the proposal is light touch and does take a conservation led approach, with some limited but entirely necessary alterations to cross walls and new doorways (to facilitate access to the lift / stair). The heritage statement details this, however I would still wish that the spaces undergo detailed recording before the works commence. In terms of the new lift and access to the stairs the internal changes to the area immediately adjacent to the biomass raise no concerns. These spaces have undergone multiple historic changes following their use as the billiard room, conversion to toilets during the mid-C20, then the installation of the biomass boiler and hopper (2012/1351). However, the proposed lift enclosure will clearly be visible from the setting of the house to the rear (north). Given the recent installation of the glazed porch to the rear of the house I have voiced concerns over cumulative changes and possible negative impacts in this area. Needless to say, much discussion went into this element, its appearance and other locations or options for the lift. However the proposed location is the only viable option and so the enclosure has been designed to have the most minimal upstand possible, and be clad in*

*materials to reduce its visual intrusion. Additionally, I have asked if the extended wall which abuts the ballroom be extended further along and at one consistent height along its length, thus shielding views more effectively of the enclosure from the setting at the rear of the house. Lastly, the works to the second floor of the Spencer wing will require changes to the arrangement of the space to accommodate the shop, overspill café and W.C. / Baby Change. Clearly the greatest intrusion here is the need to break through the external wall to allow access to the lift. However, overall I do feel this is justified to facilitate the lift and the better access for all to the space.*

*Overall, although some intervention into historic fabric (and some minor harm) is undoubtedly required to facilitate the proposal, I feel this is balanced by improved access and better engagement by the public with the heritage at Cannon Hall.*

Historic England – No objections on heritage grounds.

Ward Councillors – No responses received.

Pollution Control – No objection subject to conditions.

Forestry Officer – No objection subject to condition.

Highways Drainage – No objections subject to compliance with the building regulations.

Highways DC – No objections:-

*Access, parking and servicing are retained from Bark House Lane. Customer trips are expected to be linked to visits to the museum and other parts of the grounds. The four extra staff and additional servicing requirements are not considered to be significant to give rise to road safety issues. Given the number of users and the extent of the works, a construction traffic management plan (CTMP) is appropriate. The CTMP has been agreed with the applicant.*

## **Representations**

The application was advertised by way of neighbour notification letters, a site notice and a press advert. The press notice was advertised in the Barnsley Chronicle on the 19<sup>th</sup> July 2019. Ten letters from seven separate parties have been received which outline the following issues with the development:

- Impact on privacy of the residential courtyard area from the cafe windows that are to be introduced within the carriagedoor frames, as well as from the existing fenestration, which will negatively affect residential amenity.*
- Significant alterations to the façade of the Spencer Wing will detrimentally impact its appearance therefore negatively affecting the historic fabric of the building.*
- The condition of the private access road known as Bark House Lane would be made worse by construction vehicles.*
- The café will increase the number of deliveries and customers travelling to the site thereby increasing the volume of traffic movements on the narrow private drive accessed from Bark House Lane. The representors cite that the drive is not designed to accommodate a large volume of use as it has only a single vehicle right of way with one passing point. The drive has already borne an increase in use from the*

*development of two holiday let dwellings in the southern range, the new pet crematorium as well as the existing use by staff and visitors to the Hall. Access permission on the private drive and the courtyard extends to unloading and right of way for vehicles and pedestrians. However many visitors to the museum park in the courtyard late into the evening when events take place at the museum and disrupt the residents of the nearby dwellings – this is in contravention of the museum's access rights. The representor cites an instance where wedding guests moved their vehicles as late as 11pm at night. Early morning and late evening deliveries to the courtyard are also stated to be disruptive, especially when articulated lorries visit the museum. Inadequate volume of parking at the hall will be made worse by an increase in footfall to the café and consequent increase in parking it will elicit. The current situation leads to blocking of emergency exits as well as people parking in the private courtyard in contravention of the access rights previously mentioned.*

*- Waste storage is inadequate and the voids beneath the earth bank will be unable to accommodate the volume of waste generated by the café, potentially attracting vermin and creating odours in proximity to a residential dwelling.*

*- Late evening events, such as weddings, at the museum have caused large noise disturbance for residents with taxis, music and guests all contributing to noise pollution late into the night.*

*- Lack of a designated smoking area has contributed to unpleasant odours from late evening guests leaking into residential rooms.*

*- Concerns with regard to the development's impact upon the Holm Oak tree.*

*- The new store room and staff area will share a single course brick internal wall with the neighbouring dwelling. Concerns were raised in relation to the impact of noise upon the neighbouring residential property.*

*- Overall an 11pm closing time is considered disruptive to residents, especially when there have been a lack of staff to martial late evening events where anti-social behaviour has occurred.*

*- One representor states that there are already three café's in close proximity to the Spencer Wing and queries the necessity of another given the current offer nearby.*

The above objections will be reviewed in the residential amenity assessment below.

## **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 Local Plan Policies GB2, GB3, HE1, HE2 and HE3 which accord with Government advice set out in the NPPF.

### Green Belt Tests

The glazed corner porch in the south western corner of the courtyard poses the only increase in footprint to the Spencer Wing. Historic OS mapping indicates that a previous building was sited in this area between 1910 and 1930 until it was removed between 1960 and 1990. The 1960 OS map suggests that it was larger in size than the porch proposed under this application. Irrespectively, the porch's impact upon the

Green Belt is not determined to be inappropriate as its size would not result in disproportionate addition over and above the size of the original building (local plan policy GB2 allows for extensions up to a doubling of the size of the original buildings as they existed in 1948 by way of context). The same interpretation also applies to the lift shaft which would not be raised above the adjacent roof plane and would therefore be viewed within the profile of the Spencer Wing and within the footprint of the original building. Overall the proposal accords with Local Plan Policy GB2 and NPPF para 145 (c).

The change from the historic stable use and contemporary storage space to an A3 café and A1 shop is also found to be in line with Local Plan Policy GB3. This is because the development complies with NPPF para 146 (d) where the re-use of buildings within the Green Belt is not inappropriate when they are composed of a permanent and substantial construction – in this instance being composed of red-brick and ashlar elevations.

#### Impact upon Heritage Assets and Visual Amenity

The proposal has been assessed in detail by both the Conservation Officer and Historic England who have raised no objections to the proposed change of use and scheme of works. Both representors and Cawthorne Parish Council cite the porch's modern appearance as out-of-keeping with the historic façade of the coach house being that the porch would be entirely glazed in contrast to the palladian red-brick styling of the Spencer Wing. A traditional lean-to porch was considered at the design stage for the café however, as stated within the design and access statement (DAS), a lean-to structure would have sat uncomfortably in the corner of the courtyard where it would have disrupted the sandstone belt course upon the eastern elevation of the coach house. As such, the adoption of a minimalist glazed porch with a flat roof was agreed by the Conservation Officer and the applicant as the least visually disruptive addition to the fabric of the Spencer Wing.

Officers agree with this approach as it is conservation led and light touch when viewed in the context of the southern and western range buildings. Indeed the porch, as well as the introduction of the lift and the removal of some sections of internal wall, shall open up the Wing to the museum's visitors - directly correlating with the intent of Local Plan Policy HE1. This policy requires development affecting the borough's historic assets to aid and secure a sustainable future for those assets. This is especially the case for historic buildings that are at most risk of loss or decay, like the Spencer Wing, by improving the management, viability, conservation, understanding and enjoyment of the asset. When viewed in the context of the other works undertaken to bring Cannon Hall forward as a leisure and educational facility, the café would open up an underutilised and listed building which should elicit greater enjoyment, management and enhancement of a major visitor attraction in the borough.

The Conservation Officer has requested that the building in its current state is recorded for posterity and that the external and internal finishes, including the new stable block and courtyard doors, are to be conditioned in line with conservation specifications. Furthermore, the details relating to the appearance of the lift enclosure are to be submitted prior to commencement of works on site and the same is the case for all internal and external materials that are to be newly introduced.

#### Residential Amenity

The issues raised by representors are appraised below:

*- Impact on privacy of the residential courtyard area from the cafe windows that are to be introduced within the carriage door frames, as well as from the existing fenestration, which will negatively affect residential amenity.*

The new windows within the carriage doors of the Coach House shall be conditioned so that their lower glazing panels are obscured to the upper transom. This should prevent new views into the courtyard which would otherwise not have been available prior to the proposed use coming forward. The existing windows shall not be obscure-glazed as these offer existing views into the courtyard through smaller apertures as originally designed. Furthermore the glazing panels within the porch extension are to be obscure-glazed to a height of 1.8m to further protect resident's amenity in this transit area. Based upon the circumstances previously described, the privacy loss incurred by residents' is expected to be within reasonable limits.

*- Significant alterations to the façade of the Spencer Wing will detrimentally impact its appearance therefore negatively affecting the historic fabric of the building.*

This has been discussed in the section above. The alterations have been reviewed by the conservation officer and Historic England and have been found to be acceptable and in line with Local Plan policies HE1 and HE3.

*- The condition of the private access road known as Bark House Lane would be made worse by construction vehicles.*

On the whole this would be a civil matter that is outside the scope of the planning application. Nevertheless, a construction traffic management plan can be conditioned requiring the applicant to supply satisfactory details pertaining to routing, volumes and timing of construction vehicles, hours of working, details for the storage of machinery and materials and provision of parking for onsite workers.

*- The café will increase the number of deliveries and customers travelling to the site thereby increasing the volume of traffic movements on the narrow private drive accessed from Bark House Lane which has already borne an increase in use from the development of two holiday let dwellings in the southern range, the new pet crematorium as well as the existing use by staff and visitors to the Hall.*

The private drive and most of the shared courtyard to the east of the coach house is under the ownership of Cannon Hall Farm with the museum having access rights for crossing and unloading vehicles over both transit points. The case officer notes that no gates are installed to control pedestrian or vehicular traffic at specific times of day at neither the entrance from Bark House Lane or into the Courtyard beside the Holm oak tree. A set of gates is positioned at the entrance to the car park at the rear of Cannon Hall. The main car park for Cannon Hall Museum is beside Bark House Lane opposite the nearby garden centre. It has ample capacity for both visitors and staff and it is expected that most visitors to Cannon Hall will park in this car park and that any increase resulting from the proposal's addition will be absorbed there. Indeed the café and shop's layout has been designed to prevent visitors walking into the stable courtyard with new gates being positioned in the entranceway of the southern range accessed from the kitchen courtyard. Indeed it is expected that those using the café and shop would either entrance via the path on the earthen bank to the west of the Spencer Wing or via the kitchen courtyard and through the new porch. Both approaches would prevent visitors from accessing the resident's shared private courtyard as they progress through the museum and its grounds.

*Visitors to the museum park in the courtyard late into the evening when events take place at the museum and disrupt the residents of the nearby dwellings – this is in contravention of the museum's access rights. The representor cites an instance where wedding guests moved their vehicles as late as 11pm at night. Early morning and late evening deliveries to the courtyard are also stated to be disruptive, especially when articulated lorries visit the museum. Inadequate volume of parking at the hall will be made worse by an increase in footfall to the café and the consequent increase in parking it will elicit. The current situation leads to blocking of emergency exits as well as people parking in the private courtyard in contravention of the access rights previously mentioned.*

It is acknowledged that there may be instances where visitors may try to park closer to the Hall and utilise the adjacent ancillary car park in front of the hall and that this can lead to congestion or anti-social parking for both Cannon Hall Farm and its residents'. Nevertheless instances such as this are unlikely to increase at anti-social times of day given that the café is to be limited to operating hours of 08:00 to 18:00 Monday to Sunday while delivery times would be similarly conditioned and shall be further restricted to being made only to the aforementioned ancillary car park.

The holiday let dwellings are not permanently let out which infers that the car park adjacent to the main Cannon Hall building are not permanently used by such residents. It is further acknowledged that there may be instances where visitors may try to park closer to the Hall and utilise the adjacent ancillary car park and that this can lead to congestion or anti-social parking. Nevertheless it is understood that instances such as this lie outside the remit of the planning process and that they are the result of existing leisure and educational uses across the site. Controls via condition can only be instituted where they can reasonably be seen to result from the proposed café and shop use. It is felt that the pedestrian and vehicle access arrangements that have been proposed are reasonable and proportionate to the scheme.

*- Waste storage is inadequate and the voids beneath the earth bank will be unable to accommodate the volume of waste generated by the café, potentially attracting vermin and creating odours in proximity to a residential dwelling.*

A waste strategy has been submitted in support of the café application following a request by the case officer. The voids within the retaining wall are to be used for waste that would be collected daily and moved to the main waste compound near the car park off Bark House Lane. It is determined that the voids, as a whole being 6.3sqm in size, are large enough to cope with the daily needs of a café of the size proposed. Similarly, as the waste is to be collected daily and relocated several hundred metres away, the risk of attracting vermin or other pests will be curtailed with the amenity issues for nearby residents subsequently minimized.

*- Late evening events, such as weddings, at the museum have caused large noise disturbance for residents with taxis, music and guests all contributing to noise pollution late into the night.*

Events, like the wedding specified, lie beyond the remit of this application owing to the restrictions proposed to be placed on the operating hours and delivery times of the café and shop.

*- Lack of a designated smoking area has contributed to unpleasant odours from late evening guests leaking into residential rooms.*

Same as above. The case officer has been provided confirmation in correspondence from the applicant dated 2<sup>nd</sup> September 2019, that no smoking is permitted by visitors or staff on the site.

*- Concerns with regard to the development's impact upon the Holm Oak tree.*

The application has been reviewed by the Council's arboricultural officer. The works near to the tree in question relate to a build-up and rerouting of the path across the bank adjacent to the tree. These works are partially within the tree's root protection area and the forestry officer has subsequently required a condition for a method statement and protection details to be submitted prior to commencement of works on the path to ensure the health of the Holm oak which lies within the group TPO for the site.

*- The new store room and staff area will share a single course brick internal wall with the neighbouring dwelling. Concerns were raised in relation to the impact of noise upon the neighbouring residential property.*

Pollution Control have recommended that a noise report in line with BS8233:2014 is required by condition to protect the amenity of neighbouring residents in the attached residential property (Game Keeper's Lodge) which may result from operation of the use in the proposed store/staff room. The condition would not be discharged without satisfactory levels being achieved.

*- One representor states that there are already three café's in close proximity to the Spencer Wing and queries the necessity of another given the current offer nearby.*

Issues relating to business competition are not a material planning consideration.

Another amenity issue, not raised by residents but addressed by regulatory services, concerns the creation of any means of extraction that could be required for the operation of the café use. The applicant advised that the use on site had not been tendered and therefore the type of food offer, i.e. cold food only or a cold and hot food service, had not been established. Similarly the layout of the kitchen and the details pertaining to any means of fume extraction could not be clarified as a consequence. These issues can impact residents in terms of the outlet of fumes as well as the noise external plant could create. It also has ramifications for the significance of historic asset as well as the setting of the main hall. To practically overcome this issue, the kitchen layout and the method of fume extraction are subsequently conditioned as prior to commencement of the cafe use and shall not be discharged without agreement from pollution control or the heritage officer.

To conclude, the residential amenity of the site is believed to be sufficiently protected via the means outlined above in line with Local Plan Policy GD1 – General Development and POLL1 – Pollution Control and Protection.

### Conclusion

The proposals constitute minor external additions and internal alterations to the Spencer Wing. 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, the setting of the Grade II\* Listed Building or the Grade II registered landscape in accordance with the NPPF and Local Plan Policies HE1 and HE3. Likewise, the impact upon the Green Belt from the external additions and the proposed use are not determined to be inappropriate in line with Local Plan policies

GB2 and GB3 which accord with NPPF paras 145 (c) and 146 (f). Residential amenity is expected to be maintained at existing levels in line with Local Plan Policies GD1 General Development and POLL1 – Pollution Control and Protection.

**Recommendations:**

Grant planning permission and listed building consent subject to the conditions listed below.

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- 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 – unless required by any other conditions in this permission.  
Plan Nos -
  - Location and Block Plan - 2645.11
  - Proposed Ground Floor Plan - 2645.06A
  - Proposed Ground Floor Plan - 2645.10A
  - Proposed First Floor Plan - 2645.07
  - Proposed Elevations - 2465.09B
  - Ramp Plan (Submitted 18th November 2019)**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**
- 3 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 heritage of the site and appearance of the building in line with Local Plan Policy HE3 Development Affecting Historic Buildings and D1 High Quality Design and Placemaking.**
- 4 New or repaired natural sandstone facing stone shall match the existing and historic stone in terms of colour, general grain size, type of face dressing, and method of coursing.  
**Reason: In the interests of the heritage of the site and appearance of the building in line with Local Plan Policy HE3 Development Affecting Historic Buildings and D1 High Quality Design and Placemaking.**
- 5 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 any 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 heritage of the site and appearance of the building in line with Local Plan Policy HE3 Development Affecting Historic Buildings and D1 High Quality Design and Placemaking.**

- 6 Any new doors to the Stable Block and Courtyard 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, finish (including details of surrounds and furniture), and means of opening 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 heritage of the site and appearance of the building in line with Local Plan Policy HE3 Development Affecting Historic Buildings and D1 High Quality Design and Placemaking.**
- 7 Generally, any retained (unaltered) doors and windows shall be repaired in situ using traditional materials and techniques and retained with all original glazing where possible. Any new windows or replacement doors will necessitate details of their design, construction and finish (including details of surrounds and furniture) to 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 heritage of the site and appearance of the building in line with Local Plan Policy HE3 Development Affecting Historic Buildings and D1 High Quality Design and Placemaking.**
- 8 Full details of the design, construction and finish 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 elevational plans at 1:20. Development shall be carried out in accordance with the approved details.  
**Reason: In the interests of the heritage of the site and appearance of the building in line with Local Plan Policy HE3 Development Affecting Historic Buildings and D1 High Quality Design and Placemaking.**
- 9 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 requirement to seek preservation in situ of identified features of importance.
  - 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.
- 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. in line with Local Plan Policy HE6 Archaeology.**

- 10 Prior commencement of the use, full details of externally mounted plant or equipment for heating, cooling or ventilation purposes, or grilles, ducts, vents or similar internal equipment, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details  
**Reason: In the interests of the amenity of neighbouring residents in accordance with Local Plan Policy POLL1 Pollution Control and Protection.**
- 11 The use hereby permitted shall be carried on only between the hours of 08:00 to 18:00 Mondays to Sundays.  
**Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policy POLL1 Pollution Control and Protection.**
- 12 Prior to commencement of the use, a noise report shall be submitted demonstrating that satisfactory internal sound levels within the attached residential dwelling adjacent to the proposed store room can be achieved in line with BS8233:2014. If structural alterations are required to the Listed Building to satisfy sound levels as per BS8233:2014, plans and details shall be submitted and approved in writing by Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details.  
**Reason: In the interests of residential amenity and in accordance with Local Plan Policy POLL1 Pollution Control and Protection and Policy HE1 The Historic Environment.**
- 13 The windows installed within the carriage bays upon the east elevation of the building shall be obscure glazed up to the upper transom as detailed on plan - Proposed Elevations - 2654.09B.  
**Reason: In the interests of residential amenity and in accordance with Local Plan Policy GD1 General Development.**
- 14 Deliveries are to be made into the Cannon Hall forecourt to the west of the Stable wing, and carried into the café kitchen door via the sunken path along the west side of the building, or into the shop via the first floor door upon the western elevation. Deliveries for the café use are to be restricted to 08:00 to 18:00 Mondays to Sundays.  
**Reason: In the interests of residential amenity and in accordance with Local Plan Policy POLL1 Pollution Control and Protection.**
- 15 Prior to the commencement of development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall be adhered to throughout the construction period (unless otherwise approved in writing by the LPA) and shall include details of (but not limited to):
- Routing, volumes and timing of construction vehicles
  - Hours of working
  - Details for the storage of machinery and materials
  - Provision of parking for onsite workers
- Reason: In the interest of road safety and to mitigate the impact of construction traffic generated by the development upon local residents in line with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.**
- 16 Waste is to be stored and collected daily in line with the submitted waste strategy.  
**Reason: In the interests of residential amenity and in accordance with Local Plan Policy POLL1 Pollution Control and Protection.**

- 17 No works to the redevelopment of the path or regrading of the earth bank shall take place until the following documents, in accordance with British Standard 5837:2012 Trees relating to design, demolition and construction - recommendations, have been submitted to and approved in writing by the Local Planning Authority concerning the Holm Oak beside the Spencer Wing:
- Tree protective barrier details
  - Tree protection plan
  - Arboricultural method statement
- The works shall then proceed in accordance with the approved details.  
**Reason: To ensure the continued wellbeing of the Holm Oak in the interests of the visual amenity of the locality in line with Local Plan Policy D1 High Quality Design and Placemaking.**

2019/0740

- 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 unless required by any other conditions in this permission.  
Plan Nos -  
- Location and Block Plan - 2645.11  
- Proposed Ground Floor Plan - 2645.06A  
- Proposed Ground Floor Plan - 2645.10A  
- Proposed First Floor Plan - 2645.07  
- Proposed Elevations - 2645.09B  
- Ramp Plan (Submitted 18th November 2019)  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**
- 3 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 heritage of the site and appearance of the building in line with Local Plan Policy HE3 Development Affecting Historic Buildings and D1 High Quality Design and Placemaking.**
- 4 New or repaired natural sandstone facing stone shall match the existing and historic stone in terms of colour, general grain size, type of face dressing, and method of coursing.  
**Reason: In the interests of the heritage of the site and appearance of the building in line with Local Plan Policy HE3 Development Affecting Historic Buildings and D1 High Quality Design and Placemaking.**
- 5 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 any 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 heritage of the site and appearance of the building in line with Local Plan Policy HE3 Development Affecting Historic Buildings and D1 High Quality Design and Placemaking.**

- 6 Any new doors to the Stable Block and Courtyard 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, finish (including details of surrounds and furniture), and means of opening 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 heritage of the site and appearance of the building in line with Local Plan Policy HE3 Development Affecting Historic Buildings and D1 High Quality Design and Placemaking.**

- 7 Generally, any retained (unaltered) doors and windows shall be repaired in situ using traditional materials and techniques and retained with all original glazing where possible. Any new windows or replacement doors will necessitate details of their design, construction and finish (including details of surrounds and furniture) to 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 heritage of the site and appearance of the building in line with Local Plan Policy HE3 Development Affecting Historic Buildings and D1 High Quality Design and Placemaking.**

- 8 Full details of the design, construction and finish 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 elevational plans at 1:20. Development shall be carried out in accordance with the approved details.

**Reason: In the interests of the heritage of the site and appearance of the building in line with Local Plan Policy HE3 Development Affecting Historic Buildings and D1 High Quality Design and Placemaking.**

- 9 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 requirement to seek preservation in situ of identified features of importance.
- 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.

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.in line with Local Plan Policy HE6 Archaeology.**

- 10 Prior to commencement of the use, full details of externally mounted plant or equipment for heating, cooling or ventilation purposes, or grilles, ducts, vents or similar internal equipment, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details  
**Reason: In the interests of the amenity of neighbouring residents in accordance with Local Plan Policy POLL1 Pollution Control and Protection.**
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**Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policy POLL1 Pollution Control and Protection.**
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- Routeing, volumes and timing of construction vehicles
- Hours of working
- Details for the storage of machinery and materials
- Provision of parking for onsite workers

**Reason: In the interest of road safety and to mitigate the impact of construction traffic generated by the development upon local residents in line with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.**

- 16 Waste is to be stored and collected daily in line with the submitted waste strategy.  
**Reason: In the interests of residential amenity and in accordance with Local Plan Policy POLL1 Pollution Control and Protection.**

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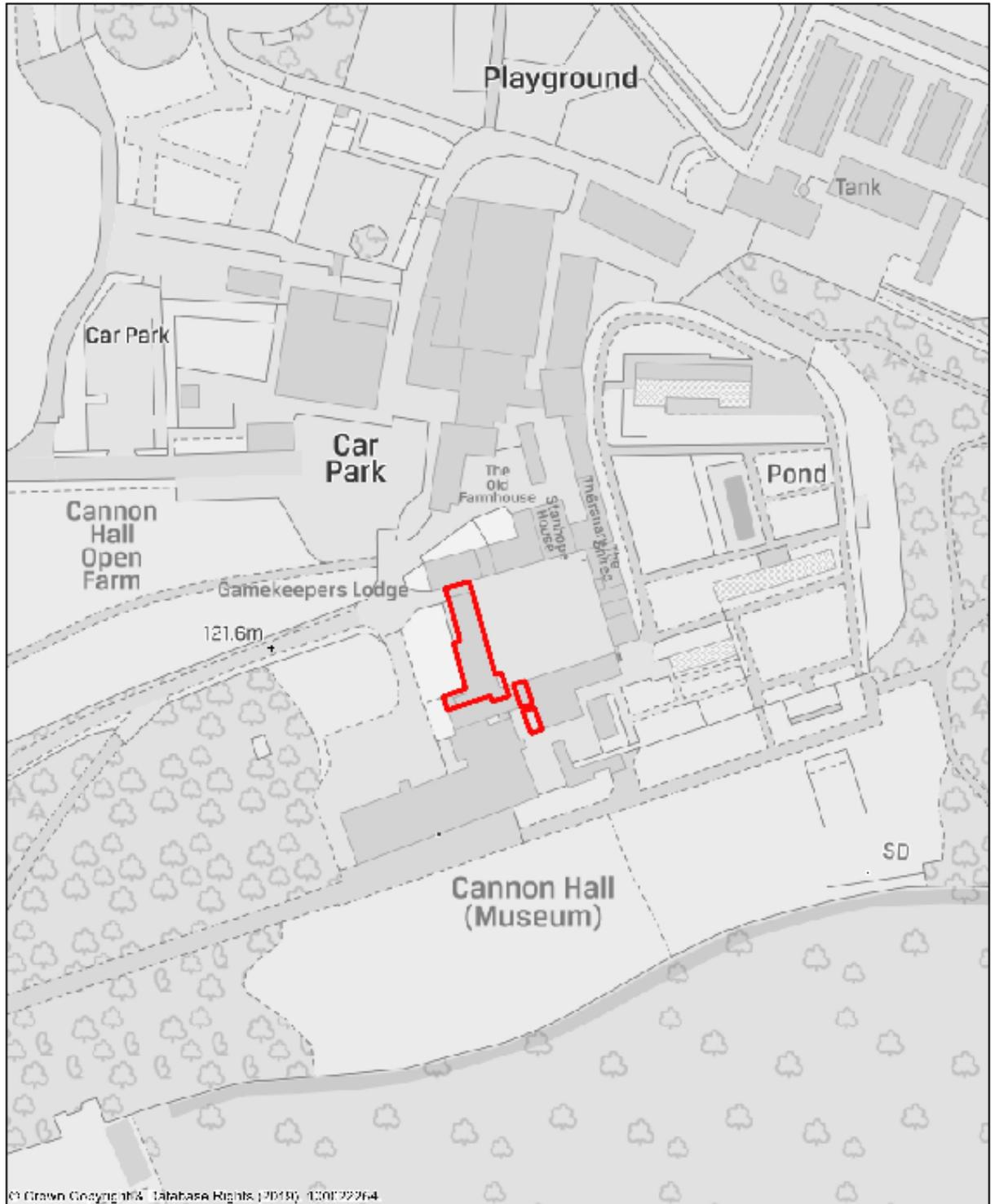
- Tree protective barrier details
- Tree protection plan
- Arboricultural method statement

The works shall then proceed in accordance with the approved details.

**Reason: To ensure the continued wellbeing of the Holm Oak in the interests of the visual amenity of the locality in line with Local Plan Policy D1 High Quality Design and Placemaking.**

PA Reference:-

2019/0722



**BARNSELY MBC - Regeneration & Property**



Scale: 1:1250