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## **2019/1429 & 1457 – Full Planning + Listed Building Consent Applications**

**Applicant:** Adam Ash (Plincke) on behalf of Cannon Hall Museum/BMBC

**Description:** Alterations within grounds of Cannon Hall to include: 1 - Partial restoration of the glazed elements of the North Range greenhouse in the Walled Garden 2 - Existing Cart shed to Kiosk conversion 3 - Change in floor surface material to the Deer Shelter 4 - A new Boat Shed close to the middle Lake of the Daking Brook Lakes complex. 5 - A new boat landing jetty/dipping platform

**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 from the public. Cawthorne Parish Council have objected.

### **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 Grade II listed Deer Shelter as well as 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.

Several residential dwellings form the western flank of the Walled Garden, however the northern Glasshouse range is set further north within the garden and is in closer proximity to the Cannon Hall Farm buildings that encircle the Walled Garden in this area. The Cart Shed is located adjacent to the south west of the Walled Garden and is attached to the southern range of the Stable Yard. As for the Deer Shelter, this structure is set within a wooded area in the western section of the parkland while the middle lake is situated further south east and flows from west to east between two central weirs.

## 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 Walled Garden and wider parkland.

The proposals are composed of the following:

- (i) Two no. prism-shaped structures applied to the north range greenhouse to complete restoration of the building commenced under 2016/0633. The structure will be glazed with aluminium framing to replace the former timber-frames while the central area, where Victorian heating pipes are exposed, are to be cleaned and restored so that bespoke seating can be erected around them. Several ramped and stepped accesses will allow entry and circulation throughout the new layout.
- (ii) The cart shed is to be repaired in a sympathetic manner to the original construction, including replacing the uneven floor, wainscoting to conceal eroded stonework, pointing and painting walls with dust sealant (to both brickwork and stone walls) and infill the ceiling rafters. The sliding doors will be upgraded to timber bi-fold doors, finished in a colour that matches the palette to the rest of the Hall. The space is then to be fitted out for a simple kiosk concession including electrical supply for fridge/coffee machine, water supply for hot and cold water, storage shelving, a counter and a small prep area. The kiosk is intended to sell coffee, tea, pre-packaged biscuits and cakes only.
- (iii) Replacement of existing loose gravel with resin-bound gravel to the floor beneath the canopy of the Deer Shelter over an area of approx 74sqm the edges of which shall remain unbound to protect the historic fabric of the building.
- (iv) A boat-shed is proposed upon the northern shore of the lake. The structure shall sit on a concrete pad foundation and is composed of a modified shipping container clad in timber with a simple pitched roof finished with wood shingles. The dimensions of the unit are to be L4.55m x W 2.44m x H 2.7m.
- (v) Erection of a pier, boat launch and dipping platform beside 8no. mooring points on the lake edge. The pier, platform and launch are to be situated on 19 no. piles that will be cross-braced and connected via interlocking joists and covered in a treated deck. A 1200mm fence will control access to the launch and will edge the extent of the platform. The mooring points will be 350mm diameter telegraph poles driven into the lake edge with a zinc ring to allow boats to be moored upon the shoreline.

## 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.

The following planning and listed building consent application is currently undetermined as it was deferred by Committee to allow for a noise and vibrations survey to be carried out and assessed:

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.

### **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

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.

BIO1 – Biodiversity and Geodiversity - Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

### 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 following:

- 1. The lake is not large or deep enough to have boats on*
- 2. The boats will disturb the wildlife*
- 3. Boating will allow access to the island which should be kept clear of the public so as not to disturb the wildlife on it, including nesting birds.*
- 4. Objections to the presence of boats and boating makes the building of a jetty not necessary.*
- 5. The visual aspect of the boat shed will not blend in with the county park vistas. It is a substantial building and despite being clad in timber it will be still very visible in the landscape.*

The issues outlined above shall be discussed in the historic and visual amenity section of the assessment below.

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

*The North Range Glasshouse has been in a state of disrepair for a long time with the timber / glazed (garden facing) structure in a state of dangerous dilapidation. Overall the structure was quite a negative in the setting of both the garden and Cannon Hall itself. I believe the glazed structure was not historic and appeared to be softwood frame of a functional profile / design and modern float glass of circa mid to late C20. The lean-to roof to the rear was previously covered in rock felt (I believe in the 1990's) but this roof, the spine wall and chimney stacks were all in need of urgent repair. I discussed these 'repairs' with Mark Newall and Sharon Sutton and felt strongly that reverting to a stone slate roof would (if the weight could be supported) greatly improve this aspect of the building. The glazed lean-to structure was clearly beyond economic repair and so a partial restoration including re-erection of the structure as two glazed bookends was proposed. The central section is proposed to be consolidated and retained as an unroofed space for flexible all weather outdoor use. It's worth saying the ideal scenario would have been a full restoration for the glazed elements with a bespoke timber frame and heritage cylinder or wavy Victorian sheet (not float) glass. However, I appreciated early on this was unlikely to be achievable. A compromise was reached that included a smaller frame (bookends) and the use of a high quality metal frame as opposed to timber. On balance I felt this was a reasonable compromise that brought the structure back into beneficial use, allowed a re-roof and repair of other elements of the structure, whilst protecting the setting of the wider garden. I note on the plans that the colour is to be agreed and I would say this needs to be off white (but not brilliant white or some sort of double cream colour / magnolia). This will need to be agreed in due course.*

*The new kiosk for concessional use (light snacks / tea / coffee etc.) is proposed to be housed in the outshut cartshed attached to the west of the gardeners cottage. The proposals here were also discussed last year where I suggested a re-design to ensure the door design and fit out were as sympathetic and reversible as possible. Interior alterations include the installation of wainscoting at lower levels and the sealing of the stone and brick internal wall finish with paint. This particular item does need clarification as the use of a polymeric / acrylic non breathable paint could damage the fabric of the stone. However, generally the internal fit out is light touch and reversible and should allow the retention of the significance of the building whilst accommodating the new use. The Deer Shelter is proposed to have a new resin bound surface with natural gravel borders as the current gravel surface is not fit for purpose for the intended future uses. This change raises no concerns, given the unbound nature of the margins that abut the historic fabric, its generally ephemeral nature and is completely reversible. The proposals for the landing jetty, platform and boat shed raise no concerns in principle.*

*In summary I would like to confirm:*

- The exact colour and finish of the glasshouse frame*
- The nature of the paint proposed for the internal walls of the kiosk*
- The exact and detailed design and materials proposed for the boatshed*

Biodiversity Officer – The works to the middle lake and Deer Shelter were identified as requiring an ecological appraisal statement that drew upon previous Preliminary Ecological Assessments of habitats in the historic park. An Ecology Statement (10<sup>th</sup> February 2020) was submitted to address the issues identified by the Biodiversity Officer in their initial response (20<sup>th</sup> January 2020). The recommendations of the report, principally the signs relating to nesting birds and mooring on the central island, as well as details for a Biosecurity Protocol to prevent the introduction of signal crayfish, shall be conditioned in the event of a positive decision by members. The statement and subsequent conditions accounts for the concerns raised in points 2 and 3 by Cawthorne Parish Council.

Historic England – No objections on heritage grounds.

Ward Councillors – No responses received.

Highways Drainage – No objections.

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 subsequently been submitted and agreed with the applicant.

## **Representations**

The application was advertised by way of neighbour notification letters, a site notice and a press advert..

No responses have been received following the above consultations/notifications.

## **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 northern Glasshouse shall be constructed in a faithful layout to the original arrangement of the glazing, albeit with the central section omitted in favour of an open-air seating area. This development is determined to accord with clause (c) of para 145 of the NPPF in that it will not result in alterations that are disproportionate to the size of the original building. The works to the Glasshouse are therefore considered to be appropriate within the Green Belt.

The use of the Cart Shed as a café facility is compliant with clause (d) of para 146 of the NPPF which allows re-use of buildings provided that they are, as the Cart Shed is, of a permanent and substantial construction. The café use is also found to be ancillary to the predominant use of Cannon Hall as an educational and leisure facility.

The works to the floor of the Deer Shelter are not determined to be inappropriate development in the Green Belt in accordance with clause (b) of para 146 of the NPPF in that they constitute engineering operations. The new floor can also be considered an alteration that falls under clause (c) of para 145 of the NPPF as it does not result in a disproportionate increase to the size of the building.

The material change in use of the lake and its shoreline for the mooring, landing and storage of boats is in accordance with clause (e) of para 146 in the NPPF in that the use of the land shall be for outdoor recreation. Similarly, the provision of the aforementioned structures associated with the change in use of the land also accord with clause (b) of para 146 in the NPPF which allows for appropriate facilities for outdoor recreation. The storage building and pier will be in a relatively isolated area beside the lake and in clear view of the southern façade of Cannon Hall which would usually be determined to be a significant issue in relation to openness and the setting of the historic park and garden. However there are a number of mitigating factors that will preserve the openness of the Green Belt and be faithful to the setting of the park and garden, these are; (1) the boat shed will be a temporary structure that can be removed at short notice with little subsequent impact on the openness of the Green Belt. (2) The size of the boat shed, at L4.55m x W 2.44m x H 2.7m, is small in size and will be clad in timber so that it fits well aesthetically into the landscape and therefore further reducing the development's impact on openness. (3) Third, the pier itself shall be in a similar location to the one used historically on the lake and therefore the introduction of the development on the middle lake is likely to be more faithful to the setting and openness of this area than the current presentation of the landscape despite it being of a more permanent construction than the boathouse.

On the basis of the above, the proposals concerning the northern Glasshouse range, the Cart Shed, Deer Shelter and the container and pier beside the middle lake are considered as appropriate development within the Green Belt in line with paras 145 and 146 of the NPPF.

### Impact upon Heritage Assets and Visual Amenity

To reiterate the points above in relation to the impact of the boathouse and pier upon the listed park and garden. The former will be a temporary building that is inherently reversible in terms of its impact while the latter facilitates an original use for the ornamental lakes. The Conservation Officer, who has assessed the proposal in detail, raises no objection in principle to the boathouse and pier given the established history of boating on the lake which has been evidenced by both a historic picture of a boat upon the lake and a letter to Walter Spencer-Stanhope dated July 17<sup>th</sup> 1765 that details the purchase of an improved boat for the lake. To ensure that the boathouse appears as presented in the Boat Store Plan, the Conservation Officer has requested the design and material composition to be reserved by condition. In response to point 5 of Cawthorne Parish Council's objection, the boathouse and pier will be a truer representation of the historic vistas across the historic parkland and are thus recommended as acceptable.

The North Range Glasshouse, as highlighted by the Conservation Officer, has been in a state of disrepair for a long time which has negatively impacted the setting of the walled garden and Cannon Hall itself. The proposal for the book-ended glazing with uncovered central glazing provides a faithful, contemporary and economical renovation of this building. Some aspects of the design, particularly the material composition, diverge from the original building in that the new glazing shall be of modern glass manufacturing methods, not heritage cylinder, while the glazing frames are to be composed of aluminium, not timber. Again, the Conservation Officer has considered these material compromises acceptable given that they will allow the building to come back into its originally intended use while also benefitting the aesthetic. The colour of the frames are to be reserved by condition.

The Conservation Officer has ensured that the design of the Cart Shed as a small café/kiosk is largely reversible for the fabric of the building. The type of paint that is to be utilised internally is to be reserved by condition to ensure that it is compatible with the stone elevations.

The Deer Shelter floor is an alteration for practical purposes and it is unlikely to have a detrimental impact on the aesthetic and historic fabric of the building. The Conservation Officer has further confirmed that the works are reversible.

On the basis of the above assessment the proposals are found to be in line with Local Plan Policies HE1, HE3 and D1 in that they preserve and enhance the appearance and setting of the buildings and listed assets in which they are located.

### Residential Amenity

No dwellings are located in proximity of the middle lake or the Deer Shelter and works in these areas are unlikely to result in amenity issues for local residents. As regards the Cart Shed, some residential dwellings are located on the southern range of the stableyard but as the alterations are internal to this building the impact is anticipated to be within reasonable limits. The use of the Cart Shed as a kiosk is also unlikely to incur a negative impact on amenity due to its limited offer and secluded location near the entrance to the walled garden. The ability for patrons to purchase a takeaway coffee, or other similar sundry, is the intended purpose of the proposal and it is hoped that this will result in increased footfall to the walled garden by providing a more attractive offer for visitors and thereby encouraging return visits. The consequent impact on residential properties from an increase in footfall is determined to be very limited given that the walled garden and surrounding parkland are already managed with a high level of care.



The North Range Glasshouse is located approximately 30m further north of the north-eastern corner of the stableyard where The Granary and The Shires dwellinghouses are located. The arrangement between the stableyard and Glasshouse buildings is historic and the renovation of the latter is highly unlikely to disrupt the former's amenity other than to improve the setting of the dwellinghouses.

Some issues from construction and construction traffic across the parkland and walled garden can be anticipated to impact local residents. As such, a logistics plan and compound plan have been provided by the applicant which detail how construction is to be managed across the site. In any event works are only for a temporary period while the access arrangements are situated on private land across private drives which are not under the control of the Local Highways Authority.

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.

### Other Issues

Point 1 of the Parish Council's objection states that the lakes are not large or deep enough to have boats upon them. However, they have not provided any evidence to back up this claim and it is noted that the ecology statement makes reference to dredging having occurred in line with an Ecological Mitigation Plan submitted for such a purpose in March 2018. The fact this engineering work was undertaken infers that the lake has been made ready for boats being placed upon it. In addition, the type of craft that are likely to utilise the lake will be of a shallow hull design that are intended for small ponds with little water clearance.

### Conclusion

The proposals constitute important renovations and recreation facilities that will help ensure the future viability of Cannon Hall Museum and its parkland as a sustainable tourist attraction. Indeed the works are light-touch, proportionate and careful consideration has been given to the design in consultation with the Conservation Officer.

The works 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 proposals are not determined to be inappropriate in line with Local Plan policies GB2 and GB3 which accord with NPPF paras 145 and 146. 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.

### **2019/1429**

- 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 Descriptions

- Site Red Line Plan for Planning - CHP\_PLI\_S5\_DR\_PLA\_0110 - Rev P01
- Walled Garden: North Range Option 2 - Partial Glasshouse Reinstatement – 0292\_PLI\_C3\_S4\_DR\_L\_97\_213 - Rev T01
- Refreshment Kiosk - 2577.F.125
- Deer Shelter: Re-surfacing to internal floor
- The Lakes: Boat Landing/Dipping Platform Detail – 0292\_PLI\_C3\_S4\_DR\_L\_97\_210 - Rev T02
- The Lakes: Boat Store - Location 1:1000 & Boat Landing Jetty
- The Lakes: Red Line - Location 1:500
- The Lakes: Boat Store - Plan 1:100
- C1.1 Site Logistics Plan - 2577.F.122B
- Site Set-up Plan Main Compound

**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 Prior to commencement of development details of the materials listed below shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- The colour and finish of the North Range Glasshouse glazing frames.
- The specification of the paint to be applied to internal walls of the Cart Shed Kiosk.
- The roof shape and external cladding material of the boat house container.

**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 and HE1 - The Historic Environment.**

- 4 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 Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.**

- 5 The contents of the Ecology Statement (P4606-01) by Brooks Ecological and the recommendations made in relation to the North Range Glasshouse, Kiosk and Deer Shelter specified therein shall be observed by the applicant throughout the construction phase of development.

**Reason: In the interests of the biodiversity of the area in line with Local Plan Policy BIO1 - Biodiversity and Geodiversity.**

- 6 Prior to commencement of the use of the boathouse, pier and Daking Brook lakes for boating, the details listed below shall be sufficiently evidenced, submitted and approved in writing by the Local Planning Authority in line with the recommendations of the Ecology Statement (P4606-01) by Brooks Ecological, those being:

- The installation of signage informing users of the legislation in relation to nesting birds.
- The installation of signage prohibiting landing on the middle lake's island.
- Evidence of employee training for nesting birds.

- A disciplinary and identification system of trespassers upon the middle lake island.
- A biosecurity protocol in line with Environment Agency guidance that minimises the risk of spreading Signal Crayfish into the Daking Brook Lake system.

**Reason: In the interests of the biodiversity of the area in line with Local Plan Policy BIO1 - Biodiversity and Geodiversity.**

**2019/1457**

- 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 Descriptions

- Site Red Line Plan for Planning - CHP\_PLI\_S5\_DR\_PLA\_0110 - Rev P01
- Walled Garden: North Range Option 2 - Partial Glasshouse Reinstatement - 0292\_PLI\_C3\_S4\_DR\_L\_97\_213 - Rev T01
- Refreshment Kiosk - 2577.F.125
- Deer Shelter: Re-sufracing to internal floor
- The Lakes: Boat Landing/Dipping Platform Detail - 0292\_PLI\_C3\_S4\_DR\_L\_97\_210 - Rev T02
- The Lakes: Boat Store - Location 1:1000 & Boat Landing Jetty
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- The specification of the paint to be applied to internal walls of the Cart Shed Kiosk.
- The roof shape and external cladding material of the boat house container.

**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 and HE1 - The Historic Environment.**

- 4 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 Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.**

- 5 The contents of the Ecology Statement (P4606-01) by Brooks Ecological and the recommendations made in relation to the North Range Glasshouse, Kiosk and Deer Shelter specified therein shall be observed by the applicant throughout the construction phase of development.

**Reason: In the interests of the biodiversity of the area in line with Local Plan Policy BIO1 - Biodiversity and Geodiversity.**

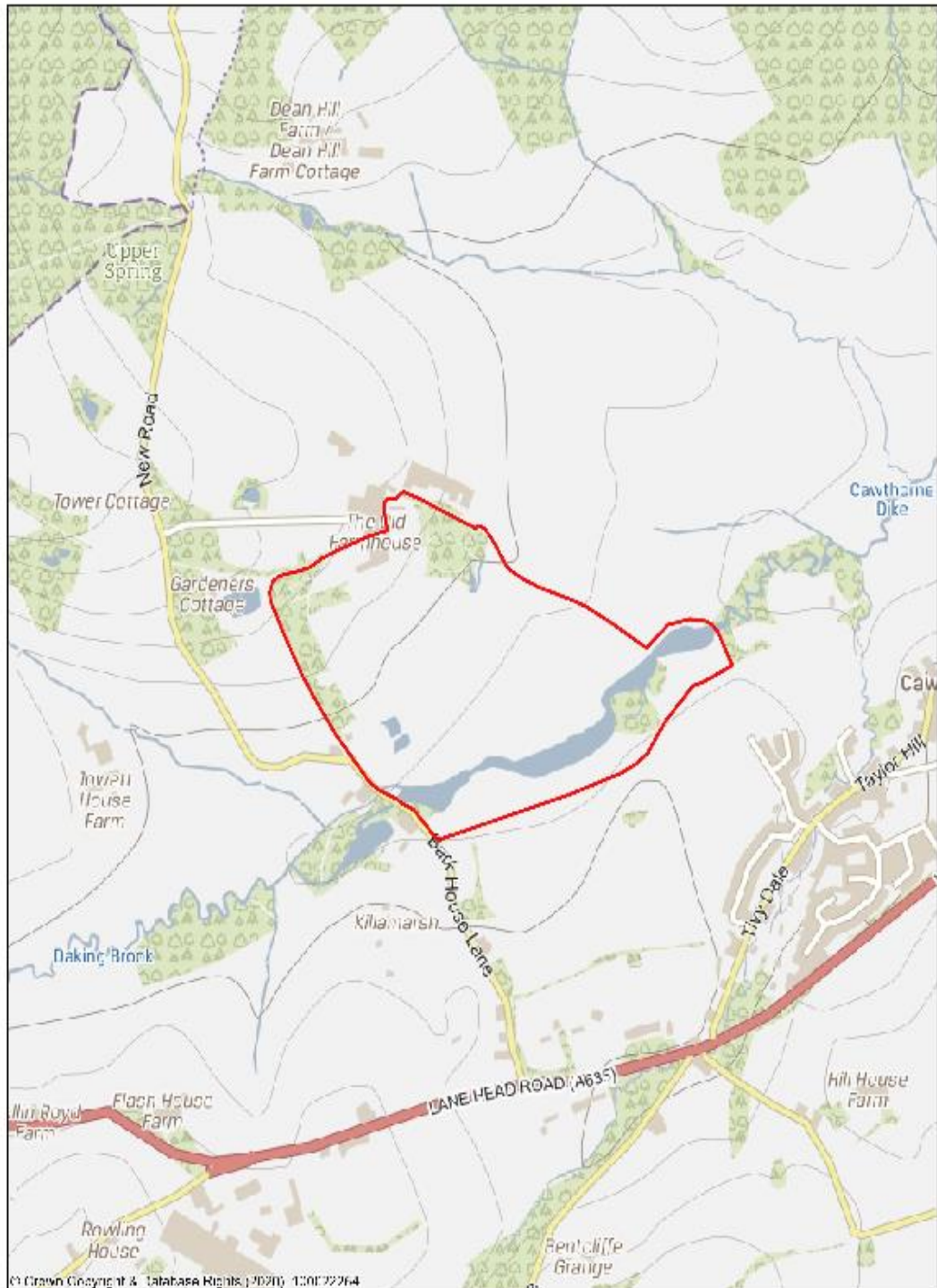
- 6 Prior to commencement of the use of the boathouse, pier and Daking Brook lakes for boating, the details listed below shall be sufficiently evidenced, submitted and approved in writing by the Local Planning Authority in line with the recommendations of the Ecology Statement (P4606-01) by Brooks Ecological, those being:

- The installation of signage informing users of the legislation in relation to nesting birds.
- The installation of signage prohibiting landing on the middle lake's island.
- Evidence of employee training for nesting birds.
- A disciplinary and identification system of trespassers upon the middle lake island.
- A biosecurity protocol in line with Environment Agency guidance that minimises the risk of spreading Signal Crayfish into the Daking Brook Lake system.

**Reason: In the interests of the biodiversity of the area in line with Local Plan Policy BIO1 - Biodiversity and Geodiversity.**

PA Reference:-

20191429-20191457



**BARNSELY MBC - Regeneration & Property**



Scale: 1:10000