
2022/0442

Applicant: BMBC - Mrs Karen Buttery

Installation of various equipment in order to improve Wi-Fi connectivity (Listed Building Consent)

Cannon Hall Museum, Bark House Lane, Cawthorne, S75 4AT

The application is put to Members as the Council is the applicant. No letters of objection have been received from the public.

Introduction

Members may recall that this application was sent round the Member consultation process in July this year. Whilst there were no adverse comments to that consultation, proceeding it the applicant asked for some minor changes to the scheme. As such the report below has been amended and updated to reflect those changes and it was felt prudent to re-send round Members so they could be informed of the changes.

Site 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 Walled Garden is home to the Volunteer Hub and North Range Training Centre. 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 southwestern boundary, adjacent to the Garden Centre. There is a Pet Crematorium on the outside of the perimeter of the walled garden to the east.

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.

Historic England listing

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1151805

Date first listed: 25 February 1952

Details: Large country house, now museum. Possibly late C17 in origin but heavily remodelled 1764-8 when single storey side wings were added. The C18 work by John Carr for John Spencer, the mason being John Marsden. The interior alterations in 1778 by John Carr i.e. the hall and dining room were stuccoed and the hall columns put in place. The side wings were heightened to two storeys in 1804 again by John Carr. The ballroom (northeast wing) was added in 1890 to plans of Sir Walter Spencer Stanhope and the panelling and gallery completed by 1896. Restored 1965. Coursed dress sandstone with ashlar dressings. The symmetrical composition consists of a centre 3-storey block of 5 bays and slightly set back 2-storey side wings of 3 bays. Rusticated quoins. Sash windows in architrave surrounds, those to ground floor and 2nd floor of central block having pulvinated frieze and moulded cornice. The centre window has console brackets supporting the cornice and was once a doorway. The ground floor windows of the centre block extend to the ground and appear to have been altered and have sashes of 6 over 9 panes. Other sashes are mainly 12-pane, those to the shorter 2nd storey are of 6 panes and those to the first floor of the wings are of 3 over 6 panes. Moulded eaves cornice with balustraded parapet. Low, simple ashlar stacks set well back. The rear elevation is similar to the front but with a central, glazed Doric portico. The north-east wing projects to the left and is of 4 bays. Side elevations of the main house are of 3 bays.

Interior: The hall has Doric columns at rear with flanking pilasters. Good dog-leg stair at the rear of hall typical of the "York School". Excellent plaster ceiling in dining room of 1767, by James Henderson of York, has a centre rose, sinuous flowing foliage and musical instruments. The fireplace, of 1767, is of white and ochre marble with Ionic columns, full entablature and a central relief carving. The left room has an elaborate fireplace of 1767 from York with a C17 Dutch picture in the overmantle entitled "Still Life with Dead sane".

The house was owned by the Spencer and Spencer Stanhope families from the late C17 and was purchased by the County Borough of Barnsley in 1951. It was opened as a museum in 1957.

Barnsley MB Cannon Hall - official guide

Listing NGR: SE2721708332

Planning History

B/88/0099/PR/LB - Internal alterations to provide barred security gates

B/92/0826/PR/LB - Reconstruction of internal window shutters, replacement of internal doors with facsimile security doors and replacement missing doors (Retrospective)

B/97/0169/PR - Construction of underground sewerage treatment plant.

B/97/0814/PR/LB - Internal refurbishment to Listed Building

2008/1479 - Construction of a lift shaft and provision of platform lift to provide access to exhibition floors and office (Listed Building consent).

2014/1015 - Internal alterations to improve WC facilities and improve classroom facility (Listed Building Consent)

2017/0213 - Erection of new entrance porch

2017/0239 - Erection of new entrance porch (Listed Building Consent)

2019/1437 - 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

2022/0003 - Application of vinyl signage to entrance to museum (Listed Building Consent)

2022/0040 - Application of vinyl signage to entrance to museum (Advertisement Consent)

Proposed Development

The application is part of a series of BMBC-related developments which seek to upgrade communications and connectivity provision in several BMBC-owned buildings. The proposed

development in this application seeks to gain Listed Building Consent to install numerous WIFI access points (APs) within Cannon Hall, the Walled Gardens, the Volunteer Hub, and the Pet Crematorium.

The summary of works are as follows:

- Network switches at Cannon Hall second floor office space and Spencer Wing will be replaced and a larger network cabinet will be installed in the Spencer Wing.
- The North Range network switches and cabinet installed.
- 13 Internal access points (AP) will be installed
- Structured data cables installed through existing and new surface mounted trunking installed
- 3 External access points (AP) will cover the terrace outside the Volunteer Hib and Walled Garden

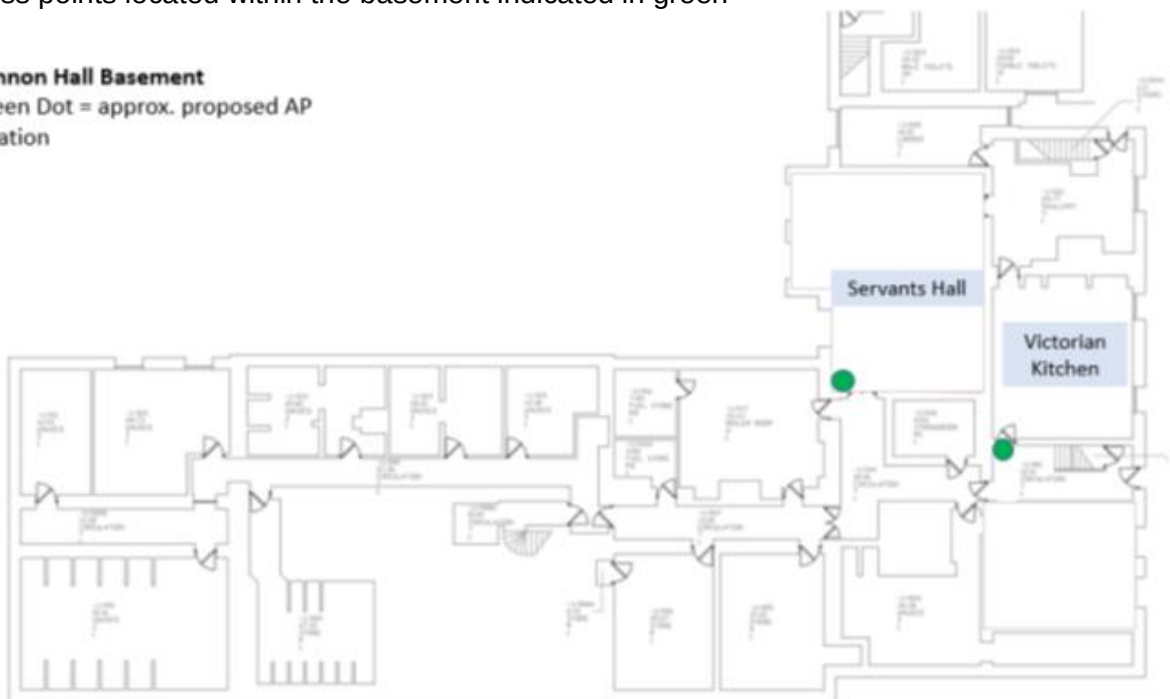
Changes to original plan

The application was previously brought to the members in July 2022, however, some small changes have been made providing a more discrete proposal. The changes are as follows:

- The cabling route has changed from the front of the volunteer hub and cottages to either through the loft of cottages, which is the preferred route, or along the courtyard side of the cottages.
- A change of location of 1 internal access point to inside the Victorian Kitchen rather than just outside the door.
- The siting of the network cabinet for the North Range as noted on the amended Pet Cemetery plan.

Access points located within the basement indicated in green

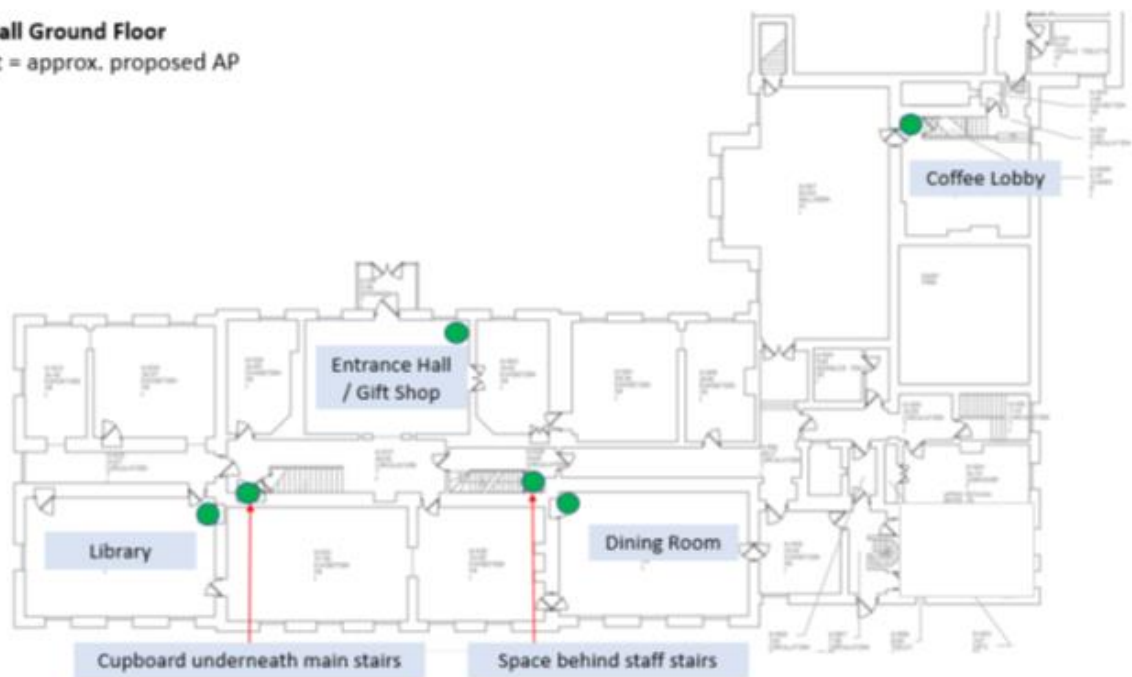
Cannon Hall Basement
Green Dot = approx. proposed AP location



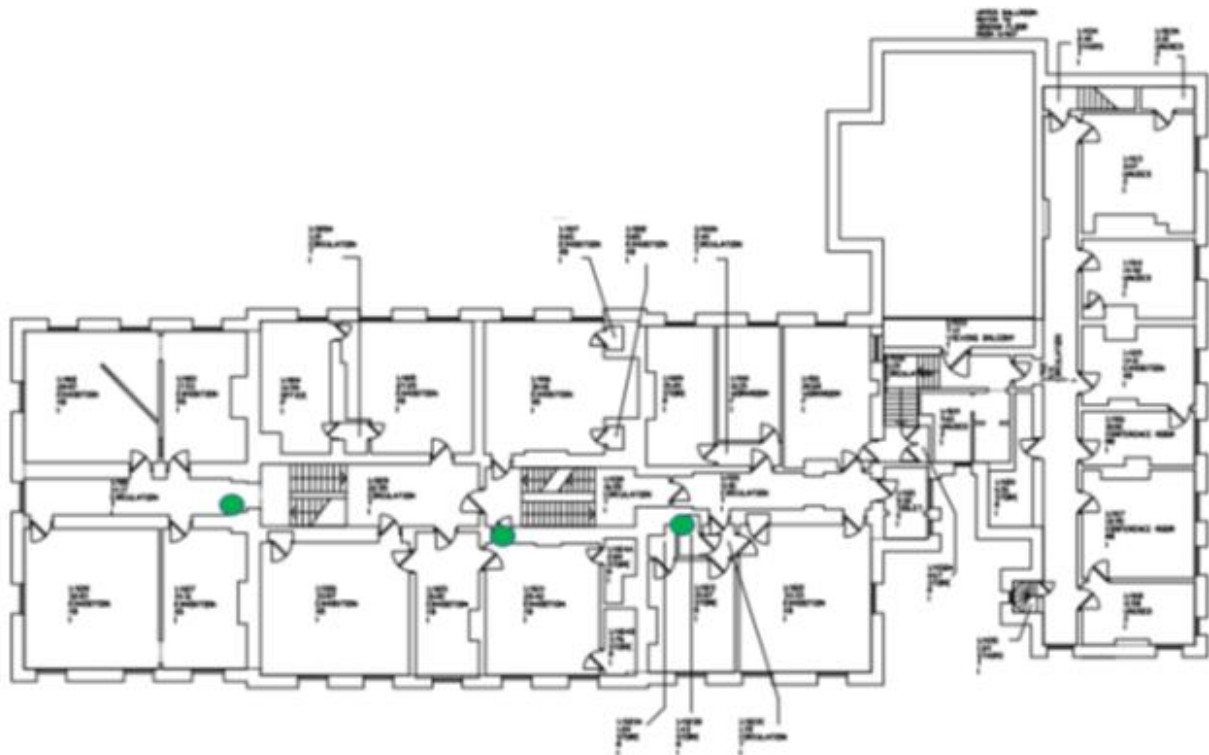
Access points on ground floor indicated in green

Cannon Hall Ground Floor

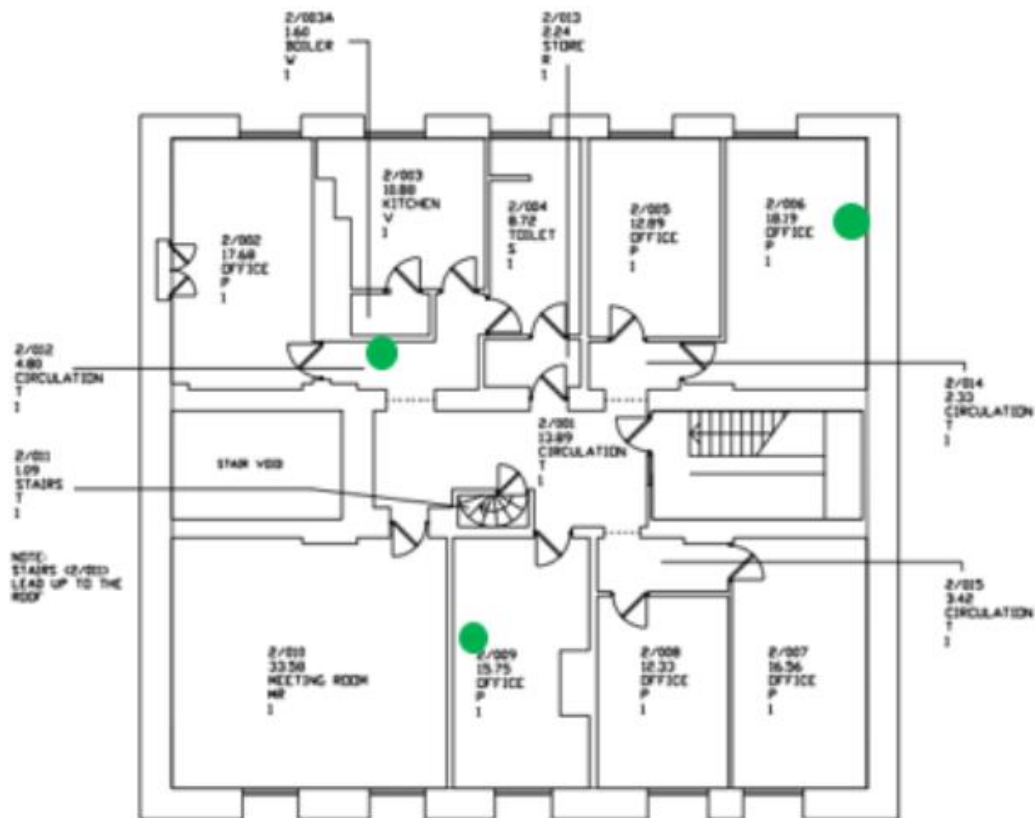
Green Dot = approx. proposed AP location



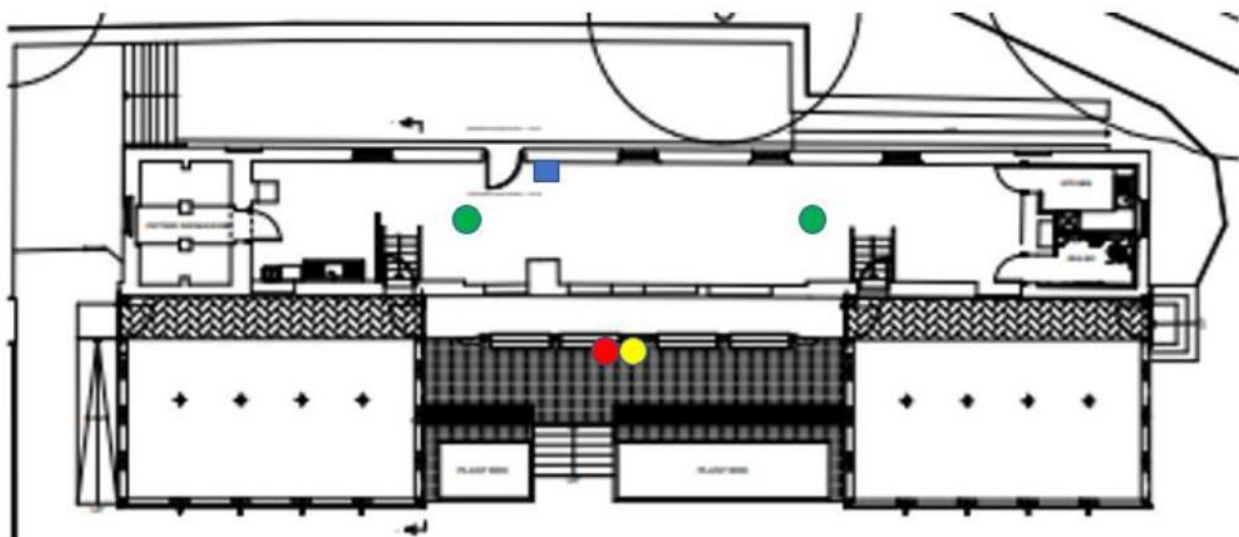
Access points within the first floor indicated in green



Access points within the second floor indicated in green



Pet Cemetary, access points indicated in green, blue square indicating network cabinet, red and yellow dots indicating external AP and bridge links.



Careful consideration has been made for the location of the works and associated paraphernalia, by shielding from public view by way of utilising existing cable casing where possible and housing equipment within existing cupboards. para

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 (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley.

Local Plan

In reference to this application, the following policies are relevant:

GD1: General Development

D1: High Quality Design and Place Making

HE1: The Historic Environment

HE2: Heritage Statements and general application procedures

HE3: Developments affecting Historic Buildings

HE1: The Historic Environment

HE3: Developments Affecting Historic Buildings

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 an up-to-date development plan should be approved without delay. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The relevant paragraphs within the NPPF in reference to this application are Chapters 12 (Achieving well-designed places), and 16 (Conserving and Enhancing the Historic Environment).

General design principles in the NPPF are specified from paragraph 126 onwards with specific reference to how applications should be decided on by Local Authorities outline in paragraph 130 (general design considerations) and paragraph 134, which states that 'development that is not well designed should be refused'

Paragraph 202 states where a development 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, where appropriate, securing its optimum viable use.

Supplementary Planning Documents/SPGs

Heritage Impact Assessments

Consultations

Conservation Officer – On the original scheme the comments were as follows: Overall, I feel the installation of the AP's, associated Cat6 cabling, and the bridge links may be intrusive in some cases (both physically and visually), but I feel this represents only very minor harm in real terms. Moreover, I feel the justification is reasonable in terms of the wider benefit of connectivity for

visitors to the building and the works are reversible or repairs to fabric can be achieved easily. Overall, I raise no objections subject to suitable conditions.

On the amendments to the scheme the Conservation Officer has stated that “: The changes are welcome due to reduced visibility and negligible harm to fabric.”

Ward Councillors – No comments

Historic England – No comments

Representations

Neighbour notification letters were sent to neighbouring properties and a site notice was placed nearby; no comments were received.

Assessment

Principle of development

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 that will help the management, conservation, understanding and enjoyment of Barnsley’s historic environment, and which accord with Government advice set out in the NPPF.

A heritage statement has been provided by the applicant which provides substantial justification and background to the scheme, following pre-application collaboration and advice from the Conservation Officer. Further assessment in terms of visual amenity and the impact on the Historic Environment will be made below along with assessment against other relevant local and national planning policies.

Visual Amenity and Impact on the Historic Environment

The development, by its nature, seeks to partially modernise the buildings which naturally creates conflict and will impact some of the historic elements. The installation of the access points, cabling and bridge links may even appear intrusive in some places both internally and externally. In terms of the visual impact, care has been taken to locate the proposals into the existing casing and cupboards to minimize the potential impact. It is considered that there is reasonable justification in terms of the wider benefit of connectivity for visitors to the building, and in addition the works proposed are reversable with any damage able to be repaired easily.

The above assessment is in line with NPPF paragraph 202 which states that where there is less than substantial harm to the heritage asset, the harm should be weighed against the public benefits of the proposal. In this case, it is felt that there is some very minimal harm to the fabric of the building as it is effectively introducing modern features into arguably one of the most important Historic/Listed Building within the Borough. However this has been substantially justified, with clear public benefits as it will allow the building to be more usable for both staff and visitors. It is therefore in line with Local Plan Policies HE1, HE3, and D1 and is acceptable in terms of visual amenity and its impact on the Historic Environment.

The changes proposed since the July member consultation are not considered to change the above opinion and, as the Conservation Officer has commented, would lead to reduced visibility and negligible harm to fabric.

Impact on Green Belt, Highway Safety and Residential Amenity

As the scheme is seeking listed building consent the main focus is on the impacts of the scheme on the special architectural and historic elements of the listed structure. However, it is also considered that the proposal would not have any significant impacts on the openness and character of the Green Belt, neighbouring amenities or highway safety.

Recommendation

Grant listed building consent subject to conditions