



GRANT OF LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION NO. 2019/0740

To BAART HARRIES NEWALL
1 Wilderhope House
Pountney Gardens
Shrewsbury
SY3 7LG

Proposal 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 (Listed Building Consent)

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

Consent is granted for the proposals which were the subject of the Application and Plans registered by the Council on 11/07/2019 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved 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 - 2645.07B
- 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 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.

- 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, the recommended mitigation of the Acoustic Report (AECOM - Project Number 60627297 - 15th October 2020) shall be installed in accordance with that report. This shall include, at the first floor, the legs of tables and chairs in the overspill café area shall be provisioned with felt pads and all internal doors shall be required to have soft close mechanisms. Photographic imagery detailing the installation of the identified measures shall be submitted to and approved by the Local Planning Authority.
Reason: To ensure satisfactory noise levels are achieved in the neighbouring dwellinghouse in accordance with LP Policies GD1 - General Development and Poll1 - Pollution Control and Protection.
- 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):
- 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.

- 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.

- 18 The fire doors upon the eastern elevation which face the stable block courtyard shall be alarmed and signed to prevent non-emergency egress.

Reason: To discourage conventional public access to the shared courtyard in accordance with LP Policy GD1.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

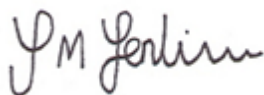
Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and*
- up to six months imprisonment on conviction.*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 25/11/2020



Joe Jenkinson
Head of Planning and Building Control

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.