



Donald Insall Associates

Chartered Architects and Historic Building Consultants

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

Heritage, Design and Access Statement

For Barnsley Metropolitan Borough Council



Contact Information

Rebecca Burrows (Associate)

E: rebecca.burrows@insall-architects.co.uk

T: 01904 230 069

York Office

15 High Petergate

York

YO1 7FJ

www.insall-architects.co.uk



BARNSELEY
Metropolitan Borough Council

<i>Version:</i>	V2
<i>Issue date:</i>	07.11.23
<i>Prepared by:</i>	Rebecca Burrows
<i>Checked by:</i>	JZG
<i>Version description:</i>	Revised Issue

This report and all intellectual property rights in it and arising from it are the property of or are under licence to Donald Insall Associates. Neither the whole nor any part of this report, nor any drawing, plan, other document, or any information contained within it may be reproduced in any form, including online, without the prior written consent of Donald Insall Associates. All material in which the intellectual property rights have been licensed to Donald Insall Associates, and such rights belong to third parties, may not be published, or reproduced at all in any form, and any request for consent to the use of such material for publication or reproduction should be made directly to the owner of the intellectual property rights therein.

Contents

1.0	Summary of Heritage, Design and Access Statement	1
2.0	Historical Background	5
3.0	Site Survey Descriptions	16
4.0	Assessment of Significance	26
5.0	Client Brief and Design Development	27
6.0	Further Design Considerations	30
7.0	Commentary on the Proposals	31
Appendix I - Statutory List Description		34
Appendix II - Planning Law, Policy and Guidance		37
Appendix III - Historic England advice on Cannon Hall roof repairs		45

Supported using public funding by



**ARTS COUNCIL
ENGLAND**



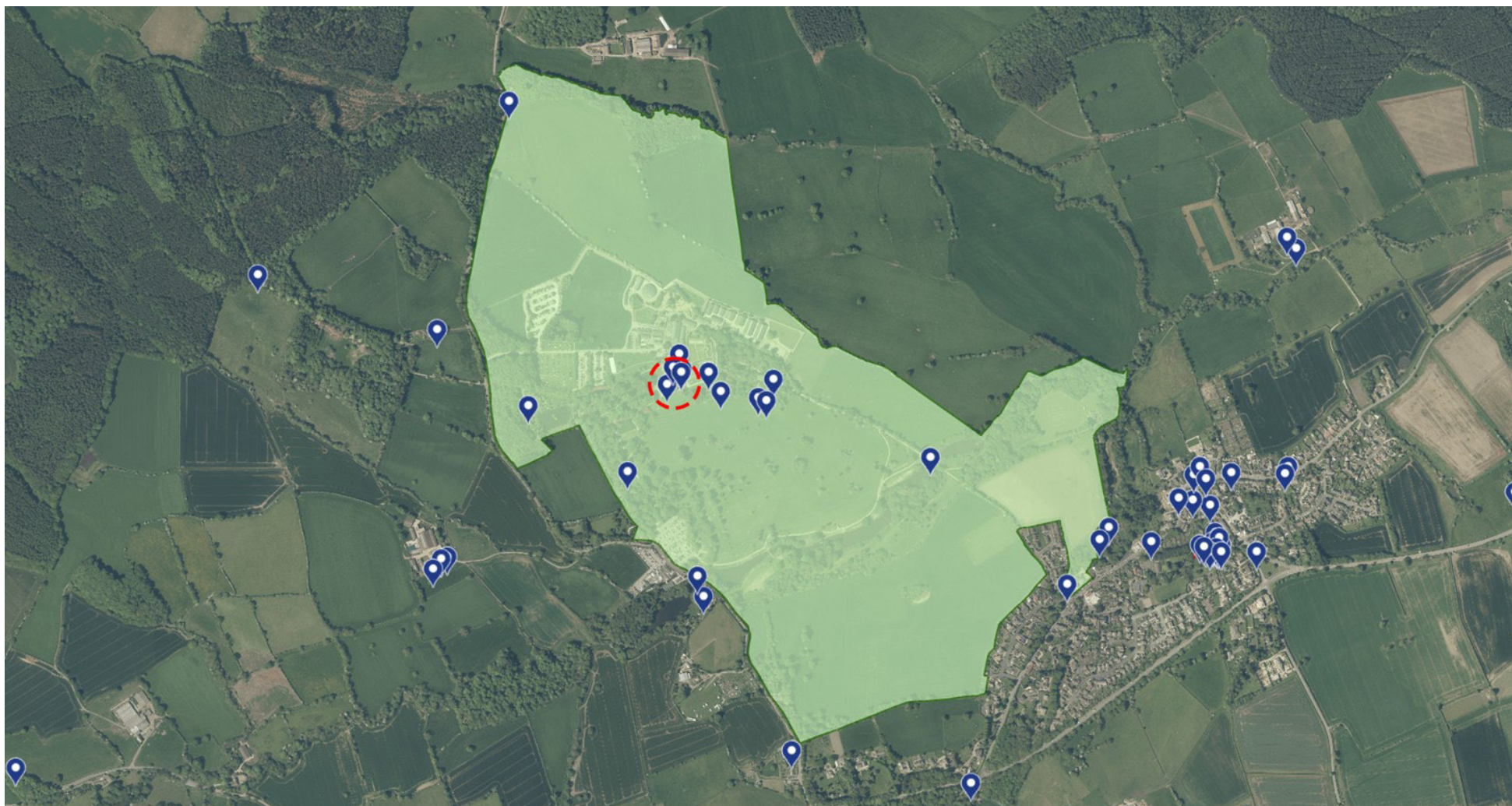


Figure 1 - Listed properties and structures within Cannon Hall Country Park, red circle denotes the location of the hall.

1.0 Summary of Heritage, Design and Access Statement

1.1 Introduction

Donald Insall Associates was commissioned by Barnsley Metropolitan Borough Council in July 2023 to develop proposals for Cannon Hall, Bark House Lane, Cawthorne, Barnsley S75 4A. This statement has been prepared in support of an application for planning permission and listed building consent for replacing the roof coverings of principal roofs of the Grade II* listed Cannon Hall. The works included the removal of existing asphalt roof coverings and its replacement in lead with accompanying repairs and works to the roof maintenance access, cornicing, and chimney stacks.

The design process has been informed by an assessment of the site's significance, comprising historical research, using both archival and secondary material, and a site inspection. An illustrated history of the site and building, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the significance of the building, which is set out in Section 4 and summarised below. This understanding has informed the development of proposals for change to the building which are outlined in Section 5. Matters relating to access and sustainability are included in Section 6 and Section 7 provides a justification of the scheme according to the relevant planning policy and guidance.

1.2 The Building, its Legal Status and Policy Context

Cannon Hall is a Grade-II* listed building located in the Barnsley Metropolitan Borough Council located within a Grade-II Registered Park and Garden. The house adjoins several ancillary farming and estate structures, including a walled garden and listed coach house. Furthermore, a nearby Camellia House, Gardeners Cottage and East Running Range of buildings are also separately listed. Within the country park grounds, other listed structures include the Deer shelter, archways reconstructed of stonework from a former church on site and several footbridges. The country park and Cannon Hall itself are all open to the public. Figure 1 shows designated heritage assets within the setting of Cannon Hall.

Alterations to a listed building generally require listed building consent; development in conservation areas or within the setting of a listed building or conservation area requires local authorities to assess the implications of proposals on built heritage.

The statutory list description of the listed building is included in Appendix I and a summary of all relevant legislation and planning policy documents is included in Appendix II.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 16, 66 and 72 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning

authority to have '*special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses*' and, in respect of conservation areas, that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan applicable to the Site comprises the Barnsley Local Plan, adopted January 2019.

The Barnsley Local Plan has policies (D1, HE1, HE2, HE3 and HE4) that deal with development affecting the historic environment, and these require that a description of the site and significance of a heritage asset be described where heritage assets may be affected, that architectural quality be displayed and local building materials be used where possible; it further notes that '*Proposals involving additions or alterations to listed buildings or 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*'. The Cawthorne Parish Neighbourhood Development Plan 2021-2033 supports these policies noting that '*Alterations to buildings of heritage value should whenever possibly use traditional materials and designs for roofs and roof pitches, chimneys, porches, elevations, walling, joinery and windows and doors. Historic detailing should be retained and repaired wherever possible, and where replacement is*

necessary these should copy the historic detail.' And that historic windows also be retained and preserved wherever possible.

The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework 2023 will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). At the heart of the Framework is 'a presumption in favour of sustainable development' and there are also specific policies relating to the historic environment. The Framework states that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'. The Glossary to the National Planning Policy Framework defines a heritage asset as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

The Framework, in paragraph 194, states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the

assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Section 4 of this report – the assessment of significance – meets this requirement and is based on the research and site surveys presented in sections 2 and 3, which are of a sufficient level of detail to understand the potential impact of the proposals.

The Framework also, in paragraph 199, requires that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 200 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Section 7 of this report provides this clear and convincing justification.

The Framework requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a development proposal will lead

to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 202, that:

...this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

1.3 Summary of Project Brief

The project brief aims to replace the roof covering of the central block and a portion of lower flat roofing at Cannon Hall in order improve the discharge of rainwater from the roof, reduce associated water ingress, improve ventilation and thermal performance, improve safe access, replace inappropriate materials with appropriate traditional ones, and overall improve the aesthetics of the roofscape. The works will include minor amendments to the design of existing features to improve their functionality, replacement of existing materials and conservation repairs to features such as chimney stacks and stone parapets. Several roof lights will be replaced with double-glazed units to improve safety and security. These works represent the first phase of a wider roof re-covering project, part-funded by Art Council England's Museum Estate and Development Fund (MEND) grant fund.

A more detailed description is included in Section 5.

1.4 Summary Assessment of Significance

Cannon Hall is a Grade-II* listed structure set within a designated Registered Park and Garden (Grade-II listed). The hall draws its special interest as a large architect-designed country house of the 1760s and 1770s, designed by John Carr of York, a prolific and influential architect working across the north of England.

The level of significance of components of the listed building specific to this project vary. The chimney stacks, stone detailing to eaves and parapets, and historic roof timbers hold the highest significance. Conical rooflights, later 19th or early 20th century materials (such as sarking boards) and the stair access all hold moderate significance, while a number of key features detract from significance. These include the asphalt roof covering (replacing the original lead), 20th century low-quality repairs including concrete and bitumen, replacement glazing and roof-mounted M&E.

A more detailed description is included in Section 4.

1.5 Summary of Proposals and Justification with Respect to Design, Access, and Heritage

The proposed renewal of the Cannon Hall roof covering will result in a water-tight covering which is both robust and long-lasting, preventing further damage from water ingress into the underlying historic roof structure. Historic England and Align Property Partners reports indicate that a programme of re-covering the roof would resolve the current deterioration and potential for continued damage.

A lower section of flat roofing will also be re-covered in lead as part of these proposals, with similar overhauling and repairs to the stonework and flashing as required by their poor condition. A courtyard adjacent to this will be recovered with a metal grille to prevent falling risks.

Modifications will also be made to the existing roof access hatch to improve safety and design, respectively. At attic level, new insulation will be laid atop the ceiling joists in order to increase the building's energy efficiency, which is a key public benefit identified within national Planning policy (NPPF 2023). The three conical rooflights, two on the main pitch and one on the lower flat roof section, will be replaced with double-glazed units with matching profiles as the existing ones, which in poor condition.

Stonework repairs to the chimneys will be carried out in matching stone, whilst later concrete chimney caps will be removed and reinstated in stone. Additionally, repairs will be undertaken to the east and west cornices of the main roof section and parts of the internal courtyard adjacent to the flat roof section. Repointing will be carried out in NHL lime mortar and all efforts will be made to use traditional materials in-keeping with the significance of the hall.

No works are planned to the internal rooms or external elevations of the Hall itself. The central roof is not visible from the ground level in short or long-distance views, although chimneys are visible.

The works will result in a minor alteration to the height of the current roof structure, which sits behind a stone parapet, designed as part of the John Carr scheme of works in the second half of the 18th century. The proposals to raise the current roof are required with the change to a more appropriate roofing material (lead) and the inclusion of insulation. Lead is more appropriate than the current asphalt covering as a traditional material. The insulation will bring environmental public benefits.

The current conical rooflights are replacements of historic skylights, using low-quality 20th century glass and a lead capping replacing a former vent. Redesign in safer materials to a similar design will not result in any harm to heritage significance.

The proposed scheme will conserve the heritage asset, reduce water ingress, and help to ensure its continued public accessibility in the long-term.

Conclusion

This Heritage, Design and Access Statement has demonstrated that the proposals accord with the requirements of local and national legislation, policy, and guidance. The proposals also align with Historic England advice to carry out a conservation-led scheme for the central block roof. Overall, the proposals will sustain and enhance the special architectural and historic interest of Cannon Hall, and will result in a number of public benefits, including improved thermal performance, reduced carbon emissions, reduced water ingress and damage to historic fabric. The proposals therefore conserve the listed building and will have no impact on designated heritage assets within its setting, in compliance with paragraph 199 of the NPPF (2023). The proposed design approach is considered and grounded in best practice. It is therefore recommended that the proposals should be granted listed building consent.

2.0 Historical Background

2.1 Site and Context

2.1.1 Cawthorne and the Spencer-Stanhope Family

Given the name 'Caltorne' in the 1086 Domesday Book, the village of Cawthorne has been occupied since at least the Norman Conquest, with a manor, church, and priest in the area during this period.¹

The Spencer family apparently settled in the village of Cawthorne in the 17th century, with Randolph Spencer buried in the village in 1658, although he came originally from Criggon in Montgomeryshire. His son, John, was the first Spencer to reside at Cannon Hall and was described as being 'engaged in the mineral affairs of this district.' This probably refers to the iron mining that provided the family with substantial wealth throughout the 18th and 19th centuries.²

During the latter decades of the 18th century, the land within the village of Cawthorne was enclosed as the Spencer family sought to impark their house and develop their estate on the back of their wealth.

The Stanhope family had originally settled at Horsforth Hall towards the latter half of the 16th century but following Walter Stanhope's inheritance of Cannon Hall from his uncle, John Spencer, in 1775, the family name was changed to 'Spencer-Stanhope'.

By 1873, the Spencer-Stanhope family were substantial property owners of more than 11,000 acres, which commanded a rental income of more than £11,000 per annum.³ By this period the local village of Cawthorne effectively served as an estate village for the Hall, with the Spencer-Stanhope family owning around 90% of the land and buildings within the locality.⁴ Additionally, the family served as the largest employer for the people of Cawthorne, who worked as miners, farm workers, and in domestic service for the Spencer-Stanhopes.⁵

The 20th century saw the landscape of the village dramatically change, as a bypass was built close to the village in the 1930s and extensive post-war open cast mining took place around the village. The sale of parcels of land from the Spencer-Stanhope estate allowed the development of the village during the early to mid-20th century.⁶

In 1940, the house was requisitioned by the government and the grounds of the house were used for the operation of an army training camp. Despite the house being returned to the family at the end of the war, a large portion of the antique interior furnishings were sold by auction only two years later, in 1947, and four years later, Elizabeth Spencer-Stanhope sold the house to Barnsley Borough Council (with the home

farm sold separately).⁷ The high cost of death duties and taxation on the estate were given as the primary reason for its sale by the agent, Mr J. H. Pardoe to the Yorkshire Post and Leeds Intelligencer in May 1950.

Cawthorne was designated a conservation area in 1970, with an updated management plan written in 2020. Whilst Cannon Hall is not included in the designated area, it is considered part of its setting.⁸

As of 2011 the population of Cawthorne village stood at 1108. It now primarily serves as a wealthy commuter suburb of Barnsley and contains local amenities including a primary school and post office.⁹

1 Open Domesday, *Cawthorne*, <https://opendomesday.org/place/SE2807/cawthorne/>

2 C. Tiplady Pratt (1882) *A History of Cawthorne*

3 C. Tiplady Pratt (1882)

4 Barnsley Metropolitan Borough Council, Cawthorne Conservation Area Appraisal (2020) [Cawthorne conservation area appraisal \(barnsley.gov.uk\)](https://www.barnsley.gov.uk/conservation-area/cawthorne-conservation-area/)

5 Ibid

6 Cawthorne Parish Council Website, *A Brief History*, http://www.cawthorne.org.uk/A_Brief_History_8556.aspx

7 <https://www.britishnewspaperarchive.co.uk/viewer/bl/0000687/19470708/108/0003>

8 Barnsley Metropolitan Borough Council, Cawthorne Conservation Area Appraisal (2020) [Cawthorne conservation area appraisal \(barnsley.gov.uk\)](https://www.barnsley.gov.uk/conservation-area/cawthorne-conservation-area/)

9 Ibid

2.2 The Building

2.2.1 Early History of the Site

An earlier house clearly existed on the site, with a 'Cannon Hall' mentioned in an 'Inquisitio post mortem' of John Boswell during the reign of Henry VI, and later again in a 1580 indenture; however, due to an absence of evidence surrounding its original form and location, it is unclear whether any original fabric from this 14th century house was integrated into the current building.¹⁰

The house passed through the Bosville, Hewet and Hartley families between the 14th and 17th centuries, with Robert Hartley purchasing the 'cailtall messuage called Cannon Hall' with additional lands, cottages, and tithes in 1650 for £2,900. Six years later the house was left by Hartley to his widow, Margaret, who in 1658 married John Spencer. Following the marriage, Spencer purchased Cannon Hall from Hartley's only daughter and left the inheritance to his son from a previous marriage.¹¹

2.2.2 Spencer Stanhope Family Ownership (1700-1950)

A sketch of 1719 shows that by the early 18th century, Cannon Hall had been replaced by a simple Classically proportioned house, which was probably built in the late 17th century and forms the core of the current house as it exists today.¹² Thus, the earliest range of the current hall was probably constructed by the second John Spencer, as he owned the property between 1681 and 1729.¹³

During the 18th century, Cannon Hall was extended, and the gardens improved, beginning with John "Lawyer" Spencer, who commissioned John Carr of York to substantially remodel the house, refacing it and adding two ground floor wings to the house between 1764 and 1768.¹⁴

While the house was being renovated, Spencer commissioned Richard Woods to redesign the gardens into a pleasure grounds (Grade-II Registered Park and Garden), which resulted in the creation of a ha-ha, enclosure of the current Deer Park and construction of lakes, bridges (Grade-II), and cascades.¹⁵

The house and grounds are depicted in Jefferys' 1771 Map of Yorkshire as a substantial dwelling surrounded by extensive parkland. Whilst the drawing of the



2.1 Jefferys' Map of Yorkshire, 1771 (McMaster University, accessed via Huddersfield Exposed)

house is likely to be representational, the scale of the parkland illustrates the extent to which the hall's estate stretched [Plate 2.1].

Following Walter Spencer-Stanhope's inheritance of the estate in 1775, more extensive works were carried out, with John Carr re-engaged in 1778 to redecorate the new wing's dining room and library in decorative stucco. Spencer-Stanhope and his wife had 15 children, and in 1804, the need for further space to accommodate their large family led to their commissioning additional floors to be added to the building, again by John Carr.¹⁶ This probably saw the ground floor wings that had been built in the 1760s being extended upwards, as well as the central range.

10 C. Tiplady Pratt (1882)

11 Ibid

12 Historic England, National Heritage List for England, <https://historicengland.org.uk/listing/the-list/list-entry/1151805>

13 C. Tiplady Pratt (1882)

14 Ibid; Cannon Hall Website, *Museum*, <https://www.cannon-hall.com/museum>

15 Historic England, National Heritage List for England, <https://historicengland.org.uk/listing/the-list/list-entry/1001159>

16 Cannon Hall Website, *Museum*

The 1829 engraving of 'The Seat of W. S. Stanhope' shows the south elevation of the house broadly in its current form, though without a later 19th century extension. The three-bay wings that flank the central range are shown with sash windows at ground and second floor (those on the ground floor are taller), with a stone parapet and flat roof. The right range is shown with two large chimney stacks, whilst the range on the left has none. The earlier, central range is shown with an attic storey above the ground and first floor, with the same roof arrangement, albeit at a higher level; at least three chimney stacks are shown in the central range [Plate 2.2].

Between 1890 and 1896, the north-east wing was added to the house, to designs by the owner John Spencer-Stanhope himself.¹⁷ However, the 1854 OS map suggests that this was replacing an existing building that stood in its place, or an extension of the wing that already linked to the old coach house and stable blocks [Plates 2.3 And 2.4]. The 1891 OS map (though this is perhaps the result of a more detailed survey than in 1854) also includes a small rectangle attached to the north elevation of the Hall, which related to the current porch. This suggests that the porch was constructed between 1854 and 1891.

In 1882, Charles Tiplady Pratt described the setting of the house as *'well sheltered with timber, and with a charming view from the terrace over a well-diversified park towards the church and village to the south-east, and over a hilly, well-wooded neighbourhood to the south.'*, noting that the house had been *'largely rebuilt*



2.2 J. P. Neale engraving of Cannon Hall, c. 1831

around the beginning of the previous century' and *'recently enlarged'*, perhaps suggesting that either the house or the buildings attached to it had undergone alteration during this period.¹⁸

Subsequent OS maps of 1906, 1928 and 1948 suggest that minimal changes to the footprint of the hall was undertaken after the extension of the 1890s [Plates

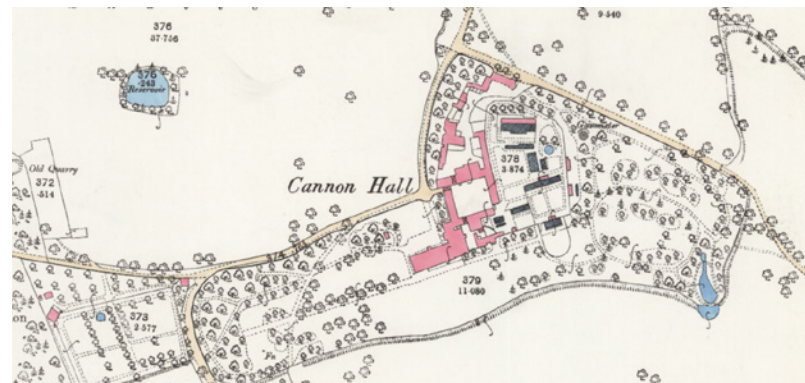
2.5 – 2.7]. Few historic photographs of Cannon Hall have been identified. Those that survive show the hall looking very similar to how it does today, the main difference being the number of chimney stacks and pots on an early photograph from the late 19th century [Plates 2.8-2.9].

17 Historic England, National Heritage List for England, <https://historicengland.org.uk/listing/the-list/list-entry/1151805>

18 C. Tiplady Pratt (1882)



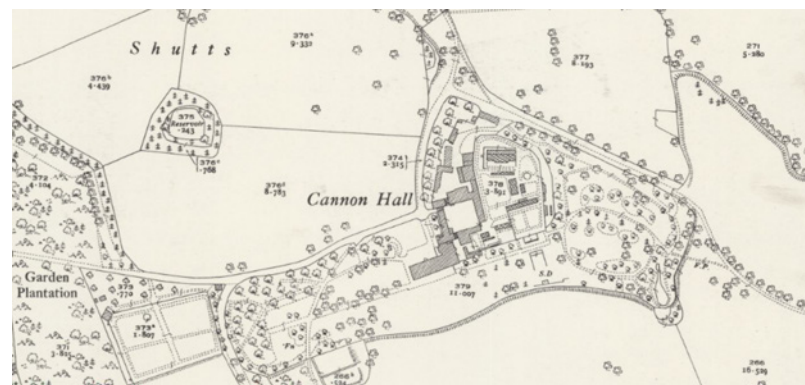
2.3 OS Map Showing Cannon Hall, published 1854 (NLS)



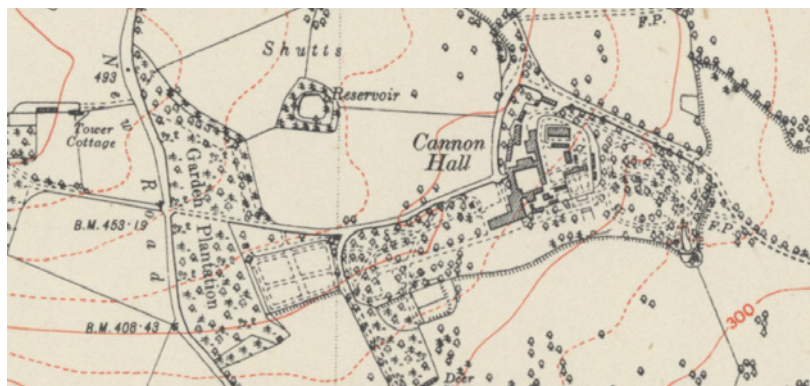
2.4 OS Map Showing Cannon Hall, published 1891 (NLS)



2.5 OS Map Showing Cannon Hall, published 1906 (NLS)



2.6 OS Map Showing Cannon Hall, published 1928 (NLS)



2.7 OS Map Showing Cannon Hall, published 1948 (NLS)



2.8 Cannon Hall during ownership of John Spencer-Stanhope, late 19th century



2.9 Early 20th century photograph of Cannon Hall

2.2.3 Ownership by the Local Authority (1951-Present)

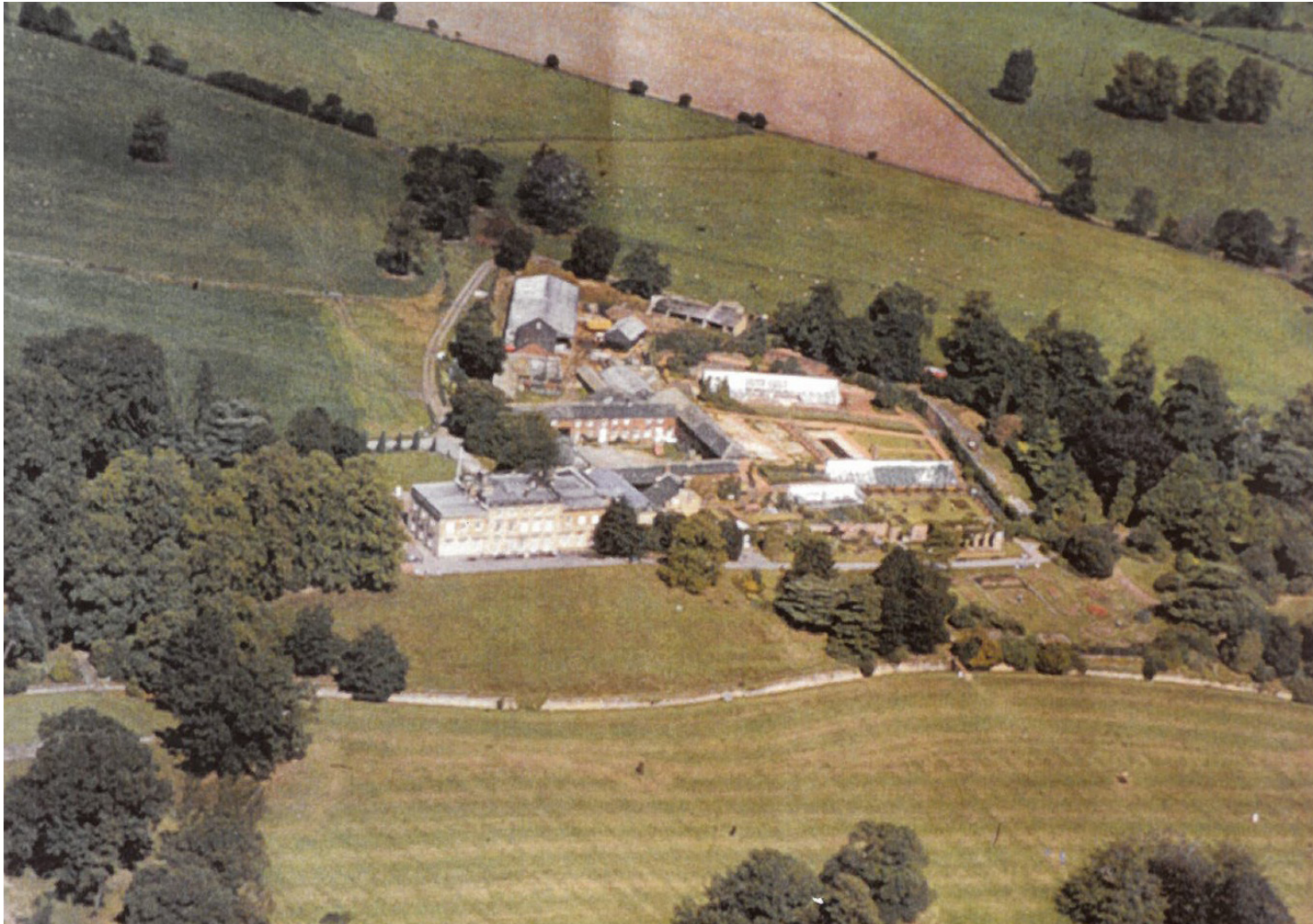
Since 1951, the Barnsley Metropolitan Borough Council has owned Cannon Hall, which has been open to the public as a museum since 1957. The ground floor is currently decorated in line with original 18th century fashions, whilst the first floor is decorated according to Victorian schemes.¹⁹ Many of the spaces on the upper floors are used as offices.

The house, its parkland and the buildings within its setting have experienced extensive alteration in order to enable its conversion to a visitor attraction, with the addition of car parks, children's playground and retail facilities located on the wider site **[Plates 2.10-12]**. A number of residential properties are retained on the site.



2.10 Cannon Hall in 1975

19 Cannon Hall Website, *Museum*, <https://www.cannon-hall.com/museum>



2.11 Ariel image showing Cannon Hall, latter half of 20th century



2.12 Cannon Hall in 1995

2.3 Sources and Bibliography

Primary Sources

Maps

Huddersfield Exposed, *Jefferys' Map of Yorkshire*, [https://huddersfield.exposed/wiki/Jefferys%27_Map_of_Yorkshire_\(1771\)](https://huddersfield.exposed/wiki/Jefferys%27_Map_of_Yorkshire_(1771))

National Library of Scotland, Maps, <https://maps.nls.uk>

Other

Cawthorne Parish Council, Cawthorne Neighbourhood Development Plan (2022)

Barnsley Metropolitan Borough Council, Cawthorne Conservation Area Appraisal (2020) [Cawthorne conservation area appraisal \(barnsley.gov.uk\)](https://www.barnsley.gov.uk/cawthorne-conservation-area-appraisal)

Historic England, National Heritage List For England, <https://historicengland.org.uk/listing/the-list/>

Open Domesday, *Cawthorne*, <https://opendomesday.org/place/SE2807/cawthorne/>
<https://www.britishnewspaperarchive.co.uk/viewer/bl/0000687/19470708/108/0003>

Secondary Sources

C. Tiplady Pratt (1882) *A History of Cawthorne*
Cannon Hall Website, *Museum*, <https://www.cannon-hall.com/museum>
Cawthorne Parish Council Website, *A Brief History*, http://www.cawthorne.org.uk/A_Brief_History_8556.aspx

2.4 Planning History

The Barnsley Metropolitan Borough Council planning portal lists the following planning applications and notices made regarding the Cannon Hall site since 2005 (excluding those made for the home farm and garden centre):

2023/0724; 2023; Under Consideration
Erection of 10 sculptures - 8no. 2.4m high sculptures and 2no. 4m high sculptures to form a sculpture trail in grounds of Cannon Hall

2023/0426; 2023; Under Consideration
Crown lift Holm Oak T1 by 2m and reduce canopy on house side by 2m and crown lift by 2m Holm Oak T2 within TPO 1/1951

2023/0293; 2023; Approve
Discharge of condition 7 (archaeology) of application 2021/1343 (Rebuilding of leaning garden wall. Repairs to loose and unstable stonework of plunge pool (Listed Building Consent))

2022/1126; 2022; Approve with Conditions
Repair the westerly wooden structure, replace rotten and missing timber framework and shutters, repoint the brickwork, and replace missing bricks on the main structural wall, to replaster the internal walls with lime mortar and to redecorate the wooden glass frame and tool shed windows (Listed Building Consent)

2022/0442; 2022; Approve
Installation of various equipment in order to improve wi-fi connectivity (Listed Building Consent)

2022/0534; 2022; Withdrawn Decision

One Willow type tree, mature collapsed on the north bank of the lower lake, it is alive and would thrive as willows do in these circumstances, however, it has collapsed into the lake, and is interfering with the flow of water, collecting debris, and will create a silt trap/bank, and could become detached and flow downstream and cause damage to the lower cascade/weir. It could also collect larger debris and then in flood conditions release this debris and cause damage lower down to the grade II listed parkland lakes.

2022/0040; 2022; Approve with Conditions
Application of vinyl signage to entrance to museum (Advertisement Consent)

2022/0003; 2022; Approve with Conditions
Application of vinyl signage to entrance to museum (Listed Building Consent)
Rebuilding of leaning garden wall. Repairs to loose and unstable stonework of plunge pool (Listed Building Consent)

2021/1343; 2021; Approve with Conditions
Change of use of buildings to Class E retail and/or exhibition space

2021/1085; 2021; Approve with Conditions
Discharge of condition 4 on planning application 2020/1414, and condition 5 on application 2020/1447 (both relating to landscape details for Conversion of rear brick section of North Range Glass House into day training room. Installation of two steel storage containers and oil tank in Slip Garden and the installation of external lighting)

2020/1414; 2020; Approve with Conditions
Conversion of rear brick section of North Range Glass House into day training room. Installation of two steel storage containers and oil tank in Slip Garden and the installation of external lighting.

2020/1447; 2020; Approve with Conditions
Conversion of rear brick section of North Range Glass House into day training room. Installation of two steel storage containers and oil tank in Slip Garden and the installation of external lighting (Listed Building Consent)

2020/1252; 2020; Approve
Discharge of condition 3 (materials) and 6 (biodiversity protection measures) of applications 2019/1429 and 2019/1457

2019/1429; 2019; Approve with Conditions
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

2019/1457; 2019; Approve with Conditions
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 (Listed Building Consent)

2019/0958; 2019; Approve with Conditions
Tree removals including remove G13 due to poor condition and amenity value and remove T19 - T23 and T25 to enhance the amenity of the parkland and the setting of the bridge within TPO 1/1951.

2019/0722; 2019; Approve with Conditions
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.

2019/0740; 2019; Approve with Conditions
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)

2019/0385; 2019; Appeal Allowed
Discharge of conditions 5, 7 and 8 of application 2016/0633 - Works within grounds of Cannon Hall including formation of 6. no. parking spaces, reconfiguration of forecourt, reinstate pond, repair growing beds 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 cottage, partly restore, and repair North Range Glass House and improvements to cafe settings

2018/0501; 2018; Approve
Discharge of condition 4 (Construction Method Statement) of app 2016/0633 (Works within grounds of Cannon Hall)

2018/0054; 2018; Approve with Conditions
Discharge of conditions 3 and 4 of 2017/0239 - Erection of new entrance porch (Listed Building Consent)

2017/1695; 2017; Permitted with Conditions
Removal of T19, G26, G27, T28, T29, G56, G58, T67, T70, G95, G96, G110, G120, G127, G160, G192, G193, G198 and G199 from south side of Lakes within TPO 1/1957.

2017/1579; 2017; Approve with Conditions
Crown lift and remove all branches below 4m in height of 8 Horse Chestnut and 2 Beech trees within area P1 of TPO 1/1951.

2017/1571; 2017; Approve with Conditions
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 (Listed Building Consent)

2017/0771; 2017; Approve with Conditions
Conversion of existing outbuilding and siting of wooden clad container for use as a Pet Crematorium (Listed Building Consent)

2017/0213; 2017; Approve with Conditions
Erection of new entrance porch

2017/0239; 2017; Approve with Conditions
Erection of new entrance porch (Listed
Building Consent)

2016/0633; 2016; Approve with Conditions
Works within grounds of Cannon Hall including
formation of 6. no. parking spaces, reconfiguration
of forecourt, reinstate pond, repair growing beds 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 cottage, partly restore, and
repair North Range Glass House and improvements
to cafe settings

2016/0735; 2016; Approve with Conditions
Works within grounds of Cannon Hall including
restoration of Deer Shelter, repairing and access works
to Icehouse, formation of hard standing 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. (Listed Building Consent)

2014/1015; 2014; Approve with Conditions
Internal alterations to improve WC facilities and
improve classroom facility (Listed Building Consent)

2012/1351; 2012; Approve with Conditions
Conversion of existing toilets to a boiler house
including the fitting of a new biomass boiler and reroof
the existing hipped roof and flat roof also extend the
existing chimney. (Listed Building Consent)

3.0 Site Survey Descriptions

3.1 The Setting of the Building

Cannon Hall is sited within the Cannon Hall country park about five miles outside of Barnsley. This Georgian parkland contains numerous follies and garden structures both adjoining and detached from the hall itself **[Plate 3.1]**. The Registered Park and Garden runs from High Hoyland Lane to the north, to the A635 into Cawthorne to the south. The estate is bound by Cawthorne to the south-east, Kexbrough to the east, High Hoyland to the north and Nether End to the west. The hall sits on a prominent site, where the land drops away to the south, although dense tree cover to the west and north, and the wooded pleasure grounds to the south serve to shield the hall from most highways and public rights of way. Below the lawns to the south of Cannon Hall, the Daking Brook runs across the estate, which has been dammed into two fishponds.

There are two centres of development on the estate; that associated with the hall, museum, and farm to the north, and that associated with the garden centre and country park car park to the south.

The village of Cawthorne to the south was historically a linear development, running along Tivy Dale, although the A635 now bypasses the village to the south. A public right of way to the rear of Tivy Dale Drive (a modern housing development) offers glimpsed views of the hall, with the Wainhouse Tower visible in the background²⁰ **[Plate 3.2]**.

When views from the north in High Hoyland, Cannon Hall is not visible within the dense tree cover, although there are extensive views out towards Cawthorne **[Plate 3.3]**.

20 The Wainhouse Tower, near Halifax is 275m tall and was built between 1871 and 1875 (Grade II*)



3.1 Cannon Hall viewed from the south within its landscaped setting

3.2 View of Cawthorne looking north across the Cannon Hall estate from High Hoyland, where the house is not visible in the summer

3.3 Cannon Hall viewed from a distance from Tivy Dale Drive in Cawthorne, one of the few places in the village where the building is visible



3.2 Description of Cannon Hall

3.2.1 External

Cannon Hall is constructed in coursed sandstone with ashlar dressings with a symmetrical layout of a central three-storey block of five bays and slightly set back two-storey side wings of three bays [Plate 3.4]. The older 17th century house was substantially remodelled in the 1760s by John Carr, resulting in a Classically proportioned central block, and two single-storey wings. Further work was carried out in the 1770s, also by Carr, when internal decoration was updated, and second floors were added to the side wings. Extensions were added in the later 19th century, potentially including the north-front Doric porch (based on map evidence) [Plate 3.5].

The hall retains historic sash windows with six-over-six panes and three-over-three on the second floor. Each window has a pulvinated frieze and moulded cornice. The central block and side wings are all surmounted by a moulded eaves cornice and sandstone parapet, punctuated by open stonework with vase-shaped balustrading. There are long-ranging views out from Cannon Hall across the parkland and estate [Plate 3.6].



3.4 South garden elevation of Cannon Hall



3.5 North elevation of Cannon Hall



3.6 Stone parapet and balustrading, and views looking south

3.2.2 Internal

The interiors of Cannon Hall relate largely to the refurbishment undertaken by John Carr in the 1760-70s, including the hall and dining room, where he designed new stucco, installed by James Henderson of York, and new hall columns **[Plate 3.7]**. Remnants also survive from the earlier 17th century house. There is a high-quality dog-leg stair at the rear of hall typical of the "York School". The state rooms on the principal floors are open to the public as part of the museum, while rooms on the upper floor, served from a backstair with conical skylight, are in office use. The ballroom was added in the 1890s and the panelling and gallery completed in 1896 **[Plate 3.8]**.



3.7 Example of the interiors at Cannon Hall

3.8 View of the John Carr backstaircase and associated rooflight

3.3 Descriptions of the Areas Affected by the Proposals

3.2.1 Main Roof of Cannon Hall

The central block of Cannon Hall is located on the plan in Figure 2. The roof is accessed via a stair access turret in the centre of the roof, from a small timber staircase on the second floor. The roof structure consists of principal and secondary beams from the 1760s John Carr rebuilding, although the sarking boards are later 19th century replacements and repairs have been carried out around the mid-20th century. The original lead covering has been replaced with a mid-20th century asphalt, which sits atop a layer of bitumen adhered directly onto the sarking boards, and spray foam [Plate 3.9]. Modern materials have been used on the flashings around the thirteen ashlar chimney stacks and the parapet upstands [Plate 3.10]. The central roof is surrounded on all sides by a sandstone parapet, with open areas protected by stone balustrading. Some areas have balustrading with a backstop of ashlar sandstone [Plate 3.11]. The roof slope falls to the north and south from the ridge, into two eaves gutters and gulleys. There are two matching rooflights on the roof, which light the staircases below [Plate 3.12]. These are conical, with large triangular panes of glass held into a light metal armature with lead cap (thought to replace a former vent). A newer internal grille has been installed to prevent falls. The design appears to be an early one, with similar examples seen at Wentworth Woodhouse (also John Carr, 1770s)[Plate 3.14]. The current Cannon Hall rooflights appear to be a mid-20th century renewal in modern materials to a similar, historic design.

There are access ladders on the east and west sides that lead down onto the lower flanking wing roofs. The wing roof coverings have also been replaced in asphalt but unlike the central block, the roof is raised to the height of the top of the parapet [Plate 3.15]. Whether this design is authentic to the John Carr 1770s scheme, remains to be fully understood. Sandstone panels behind the balustrading potentially indicates that this height was original.

To the east, is a further roof on a return angle, which serves the service range below. This is a late 19th century structure with a double-pitched slate roof. A smaller flat roofed section connects the service range to the eastern wing

3.2.2 Flat-roofed section of Cannon Hall.

This small, lower area of roof included in the brief is located to the east of the main roof, between the side wing and the kitchen range. It is accessed by an internal stair and maintenance hatch and sits adjacent to a courtyard covered in a polycarbonate roof. There is a single conical rooflight within this area, likely dating from the mid-20th century (matching those on the main roof). Rainwater falls to the south and is removed via a perimeter sump and chute to a hopper. Rainwater goods are of cast iron.

The roof is currently covered in asphalt which was replaced during the 20th century. External stone parapets with stone copings border this segment. Stonework in this area is generally suffering from some degradation. The access staircase is covered by a stair housing currently finished in a similar material to the roof. Similar issues relating to poor rainwater routing and degradation to an asphalt roof covering affect this portion too.



3.9 View across the central block roof



3.10 Chimneys on the central block roof



3.11 Sandstone parapet and balustrading



3.12 Conical rooflight



3.14 Temple Works roofscape in the late 20th century, showing the replacement conical skylights that survive today



3.15 Eastern flanking wing roof

3.4 Condition of the Building

The overall condition of Cannon Hall is fair, in line with its on-going local authority ownership and use as a public museum.

However, there are a number of on-going maintenance issues, areas of slow decline and fabric reaching the end of its functional life that now need to be addressed. The most serious issue relating to high-level water ingress, which is resulting in damage to the historically important fabric internally **[Plate 3.16]**.

The portion of roof related to in this proposal (central block) is in a generally poor condition, particularly due to the removal of its original lead covering and replacement with low-quality asphalt. This has degraded since its installation in the latter half of the 20th century and is now failing. A build-up of sediment and improper drainage has caused the growth of moss and vegetation, particularly around the guttering valleys and chutes **[Plate 3.17]**.

Water ingress from the roof and a lack of ventilation has begun to cause degradation to the underlying roof joists as well as plaster damage to internal areas surrounding the roof lights, particularly into the stair hall **[Plate 3.18-3.19]**. Areas of lead flashing around the roof perimeter and at the base of the chimney have similarly suffered from poor rainwater flow. Trapped water has caused the decay of certain lead flashing elements, in particular adjoining the perimeter gutter and balustrading. Furthermore, flashing to the base

of the chimney stacks has also degraded, with some areas missing, providing a route for water to enter the structure **[Plate 3.20]**.

Regarding the chimney stacks themselves, although structurally sound, the stonework has been subject to large amounts of weathering and erosion, requiring indent repair. Some more significant cracks and openings have begun to form in areas where mortar has crumbled away. Further up several stacks have had their capping stones replaced with concrete versions, whilst one of the chimney pots has cracked and is in need of replacement **[Plate 3.21-3.22]**.

The perimeter parapet and balustrading exhibit similar degradation issues, with several weathered stones requiring indent repairs. As mentioned above, this has been exacerbated by degradation to the lead flashings in this area. This extends to the outer cornicing where the flashing has been subject to analogous issues **[Plate 3.23]**.



3.16 General state of weathering of the asphalt roof covering



3.17 Moss build up in the roof gutters



3.18 Internal plaster damage relating to water ingress around the roof lights.



3.19 Evidence of water ingress damage on the roof rafters.



3.20 Degradation of the lead flashing around the balustrade



3.21 Chimney stack stonework in need of indent repair



3.23 Example of flashing degradation to the base of the chimney stacks.



3.22 Past stonework repairs to the chimney stacks.



3.24 Weathering to the perimeter balustrading.

4.0 Assessment of Significance

4.1 Cannon Hall

Cannon Hall is a Grade-II* listed structure set within a designated Registered Park and Garden (Grade-II listed). The hall draws its special interest as a large architect-designed country house of the 1760s and 1770s, designed by John Carr of York, a prolific and influential architect working across the north of England.

Cannon Hall holds high architectural interest as a Classical country house built from a local sandstone with implied orders and high-quality detailing. Features including shouldered window architraves with pulvinated friezes, moulded cornices and console brackets, Doric porch, and vase-shaped balustrading to the roof parapet. The hall is characterised as a large, simple but well-designed country house in the Classical style. Internally, the hall holds fixtures, fittings, and decorative schemes from the mid to late 18th century, and key decorative interventions from the 19th century, which are all of the highest quality.

The setting of Cannon Hall contributes substantially to its architectural interest, including its formal pleasure grounds, wider parkland, and glimpsed views of the hall from the estate village, Cawthorne. Short-distance views from the south are of the highest significance, where it is noted that the parapets and chimneys are a key feature, but none of the roof covering is visible. Modern interventions detract from an understanding of this setting, such as hard-surfacing car parking, but these contribute to its current communal value as a place enjoyed by the public.

Cannon Hall holds moderate historic interest as the home of the Spencer-Stanhope family, which has great local interest and some national interest. The relationship between Cannon Hall and the estate village of Cawthorne is significant, as a connection that endures to this day. The communal value of Cannon Hall is high, as a place for recreation and relaxation with a variety of visitor offers, from country house museum, to outdoor education and cafés. The historic association with John Carr is highly significant, as a nationally recognised Georgian architect. The house is illustrative of Classical architecture, society, and culture, with the museum collections adding to this understanding. In addition, glass and ceramics feature in the collections at the hall, as well as paintings by Evelyn De Morgan and tiles/ceramics by William De Morgan. The museum also hosts a volunteer offer both inside the hall and within the gardens. There is also an educational offer for schools to visit the hall.

Cannon Hall Museum and the DeMorgan Museum within it are Arts Council Accredited Museums, meeting high standards in how well the museum is run, manages their collections, and engages with visitors. This accreditation allows the museum to loan items from other museums and hold high quality events and exhibitions that attract visitors.

The components of Cannon Hall associated with this application hold varying levels of significance, some of which contribute to its special interest, while others are detracting and have the opportunity to be enhanced. Those elements of the central-block roof associated with this application are given a relative level of significance below:

Elements of **high** significance

- The sandstone chimney stacks and chimney pots on the central block, associated with the John Carr scheme
- Sandstone eaves, cornicing, parapet, and balustrading around the central block, associated with John Carr
- Internal back staircase below rooflights, associated with John Carr
- The principal and minor roof beams of the central block, replaced between the late 19th and early 20th century

Elements of **moderate** significance

- Conical rooflights (replacements of earlier design)
- The sarking boards associated with the reroofing between the late 19th and early 20th century
- Staircase to roof (internal)

Elements of **minor/neutral** significance

- Roof access stair housing (1970s)
- Internal rooflight grilles

Elements that **detract** from the significance of Cannon Hall

- The asphalt roof coverings and associated foam insulation and bitumen
- 20th century repairs and materials including concrete replacement chimney copings, replacement rooflight glazing and cappings, access ladders and poorly detailed flashings
- Roof mounted M&E

5.0 Client Brief and Design Development

5.1 Understanding the Brief

The client brief is to replace the roof covering of the central block of Cannon Hall in order improve the discharge of rainwater from the roof, reduce associated water ingress, improve ventilation and thermal performance, improve safe access, replace inappropriate materials with appropriate traditional ones, and overall improve the aesthetics of the roofscape. The works will include minor amendments to the design of existing features to improve their functionality, replacement of existing materials and conservation repairs to features such as chimney stacks and stone parapets.

With these works the client aims to improve the longevity of Cannon Hall as a public and heritage asset, mitigating the potential for rainwater related damage internally and delivering a structure which can be easily maintained in the long-term. Thermal insulation will help to reduce the energy load to heat the building, helping to meet carbon reduction targets. Furthermore, by specifying a robust and weather resistant roofing option, the longevity of the proposed works is extended, protecting the listed asset for the foreseeable future.

5.2 Design Development

The works have been developed following an application for MEND funding from Arts Council England in 2021. An advisory report from Historic England noted that the work was considered to be urgent within the next two years. It noted that:

The recommended methodology for a building of this historic importance would be to strip the roof of the previous defective material, investigate and remove any rot caused by the damp ingress and repair truss and wall plates. We would expect to repair the roof covering with a higher quality longer lasting material more in line with the original building's age and probable historic roofing (lead or on the other roof ranges stone slate/ slate). At this stage insulation could be added either between the rafters or as a sarking board, improving the buildings thermal performance going forward. The proposed method of overcoating the existing roof covering with a modern bitumen or fibreglass material could lock in the lack of insulation in the building for the next 30 years.

An extract from the Historic England advice report has been attached to this document as Appendix III.

Site visits, inspections and surveys have been undertaken by conservation architects and structural engineers to inform the proposals. A detailed site condition survey was undertaken, which is summarised in section 3.4. Discussions have been held with the local authority conservation officer at several stages of the design development to best ensure the proposals align with the heritage value of the structure.

5.3 Description of the Proposals for the Main Hall Roof Covering

5.3.1 Roof covering replacement

The existing asphalt roof covering is to be stripped with its accompanying flashing, with the underlying expanding foam and damaged sarking boards (early 20th century, bitumen covered) removed. An attempt was made to remove the bitumen from the sarking boards was made, but this was extremely difficult and time consuming. An option to retain the sarking was also considered, with penny gaps cut in-between them for ventilation, but the decision was taken that wholesale replacement was required due to the compromised nature of the fabric. Replacement will be in high-quality Douglas fir. The existing roof structure and historic beams/rafters will be retained *in situ* and reused. As part of the works, any intrusions into the attic room ceilings will be made good using like-for-like materials (currently a mixture of lath and plaster, and plasterboard).

The ridge will be raised 200mm to improve the design and the fall on the roof as it slopes towards the gutters and fixed gully outlets at eaves level. This will allow a new lead covering to be installed to Lead Association guidance, using Code-8 lead and will improve rainwater discharge. Rainwater is to be discharged into two formed lead gutters with water channelled through the existing rainwater chutes through the parapet and onto lower portions of the structure.

Minor modifications may need to be made to the rafters to allow rainwater to be channelled to the level of the existing water chutes, and the option may be taken to drill small ventilation holes into the rafters at eaves level to improve airflow without compromising integrity. This may not be required, depending on what is found during opening up works. These proposals have been submitted for conditional approval, subject to requirement.

Lightning protection will also be added to the roof as part of the works, providing a safety feature that is currently absent.

5.3.2 Insulation and ventilation

Internally, insulation will be laid over the top floor ceiling joists, providing thermal upgrade without the need to further raise the roofing profile. An option to install insulation between rafters was considered but the final design will involve the installation of a nylon netting across the principal timbers, from which 300mm of sheep's wool (breathable and eco-friendly) insulation will be hung. This will result in improved humidity levels, thermal improvements to the building and is minimally intrusive.

Ventilation will be created above and below this to mitigate condensation. Eaves ventilators will be installed to perimeter of the roof where it adjoins the gutter, with similar abutment ventilators installed onto the border with the parapet and balustrade, ensuring adequate airflow as to prevent degradation to the roof system. Additionally, all seams will be traditionally treated with roll profiles and a new lead ventilated ridge constructed in an analogous roll profile.

5.3.3 Maintenance Access

As part of the roof covering redesign, the ridge will also be shifted 100mm and the stair access turret redesigned by shifting it slightly forward so that the ridge runs below the turret. This will prevent maintenance workers from stepping onto the ridge lead and damaging it. To achieve this, the stair access will also be made taller by 165mm.

As a result of the raised roof structure, the existing maintenance hatch will be enlarged to provide better access to the roof for maintenance, with its existing portions being re-clad in new lead panels to serve as visual continuity with the remainder of the roof.

5.3.4 Rooflights

The two conical rooflights will be replaced with double-glazed units with profiles to match those of the existing. Internal grilles will be removed due to the new glazing being constructed of toughened glass and a new robust frame, preventing the risk of falling onto the stairwell below. Cast-iron bosses on the current rooflights will be retained and re-installed in place.

The existing rooflights are assumed to be of mid-20th century design, but similar to those they replaced. They are currently in extremely poor condition, allowing water ingress into the attic space, whilst also posing a security / safety risk from falling into the building from the roof.

5.3.5 Chimneys

General repairs and repointing will be undertaken to the chimney breasts using NHL lime mortar, paying particular attention to areas where cracks have formed. Any stonework replacement required will be completed in an appropriate matching stone, following the existing colour, grain, and bedding. New Code-5 lead flashings will be installed around the base of the chimneys whilst upper areas of flaunching will be re-done in lime mortar. Cracked chimney pots will be replaced as required as well as concrete capping stones, installed as part of a later refurbishment, will be replaced in stone to match the existing stacks. Indent repairs will also be carried out where required, also in matching stone.

5.3.6 Stonework repairs

All coping stones on the balustrade and parapet will be lifted and re-bedded/repointed in lime mortar with further Code-5 lead flashing installed to replace the degrading flashing above the cornices. Where new work requires fixing into the structure, this will be with fixings into the mortar joints, rather than the stonework. Petrographic analysis has been commissioned by the British Geological Society to ensure that a stone is selected that matches the existing stone as closely as possible.

The east and west cornices on the flat roof will be repaired with matching stonework as identified in the drawings. The lead flashing in this area will be replaced and extended to cover the top of these cornices, preventing further water damage.

5.3.7 Management of the works

The works will be managed onsite with a specialist conservation contractor and conservation architect, ensuring that best practice for working on historic buildings is adhered to. Scaffolding for the duration of the works will be self-supporting and will not fix into the building at any point. Windows and stone flags to the perimeter of the building will be protected for the duration of the works. The works will be undertaken with the use of a temporary roof to ensure that exposed fabric is not damaged by weather.

Please refer to the individual drawings submitted as part of this application for more information:

- Existing Roof Plan
- Existing Roof Section AA
- Existing Roof Section BB
- Existing Stair Housing
- Existing ChimneysExisting Rooflights
- Existing West Cornice
- Existing East Cornice
- Proposed Roof Plan Overview
- Proposed Roof Plan
- Proposed Roof Section AA
- Proposed Roof Section BB
- Proposed Stair Housing
- Proposed ChimneysProposed Rooflights
- Proposed West Cornice
- Proposed East Cornice

5.4 Description of the Proposals for Lower Roof Covering

5.4.1 Roof covering replacement

- The existing asphalt roof covering is to be stripped with its accompanying flashing and replaced with a lead covering. New sarking boards and linings which are assumed to be in poor condition, as is the case with the central roof. Replacement boards will be in high-quality Douglas fir. The existing roof structure and historic beams/rafters will be retained *in situ* and reused. As part of the works, any intrusions into the attic room ceilings will be made good using like-for-like materials (currently a mixture of lath and plaster, and plasterboard).

5.4.2 Insulation and Ventilation

- Internally, insulation will be laid over the top floor ceiling joists where possible, providing thermal upgrade without the need to raise the roofing profile. Timber battens will support the installation of a nylon netting across the principal timbers, from which 300mm of sheep's wool (breathable and eco-friendly) insulation will be hung. This will result in improved humidity levels, thermal improvements to the building and is minimally intrusive.

5.4.3 Maintenance access.

- The existing stair housing will be stripped and re-covered in lead so that this feature will match the longevity of the remainder of the roof. The existing poly-carbonate roof covering to the courtyard void will be removed and a new protective grille installed to protect from falling.

5.4.4 Stonework repairs.

- Decayed stones within the courtyard and lower-flat roof areas will be repaired or replaced as required. General re-pointing will be carried out within the courtyard as required.

5.4.5 Rainwater Goods

Rainwater goods within the courtyard will be overhauled and as required, replaced with cast aluminium.

5.4.6 Rooflights

The conical rooflight will be replaced with a double-glazed unit with profiles to match those of the existing. The internal grille will be removed due to the new glazing being constructed of toughened glass, preventing the risk of falling into the attic space. Cast iron bosses on the current rooflights will be retained and re-installed in place.

- The existing rooflights are assumed to be of mid-20th century design, similar to those they replaced. They are currently in extremely poor condition, allowing water ingress into the rooms below, whilst also posing a security / safety risk from falling into the building from the roof.

Please refer to the individual drawings submitted as part of this application for more information:

- Existing Flat Roof
- Proposed Flat Roof

6.0 Further Design Considerations

6.1 Access

The proposals do not seek to improve or worsen the physical access to the building. Maintenance access on the roof itself will be somewhat improved and will aid in the continued upkeep of the roof and high-level fabric of the building.

6.2 Sustainability

The proposed repair and renewal works at Cannon Hall will be undertaken in line with best conservation practice. These works will have heritage benefits but will also result in improvements to its environmental performance, thereby resulting in public benefits and a sustainable project. Proposals to improve 20th century design features to reduce water ingress, install insulation and increase ventilation will all result in increased thermal performance and user comfort. These design choices will also enhance longevity of Cannon Hall, by using traditional materials with a much higher expected lifespan than those used in the mid-20th century. This will ensure the proposals will protect the structure for a long period without the need for replacement.

6.3 Highways

There are no proposed alterations to the current highways as part of these proposals.

6.4 Parking

This application does not seek any new car parking as part of the proposals or affect any existing parking.

6.5 Flood Risk

The proposals are not at risk from flooding.

7.0 Commentary on the Proposals

7.1 Impact on the Listed Building

7.1.1 Main Roof covering replacement

Strip existing asphalt covering, remove foam and bitumen-covered sarking boards, retain roof timbers, raise ridge by 200mm and shift it by 100mm, improve fall design on drips to eaves, replace covering in Code-8 lead, replace sarking boards, modify gutters and gullies to improve rainwater dispersal and ventilation. Lightning protection. Making good ceilings.

Impact – The proposed alterations will enhance the special interest of the listed Cannon Hall through the removal of modern, defective materials that are aesthetically harmful and that are causing on-going damage to the historic structure. The asphalt, foam and bitumen has reached the end of its functional life and is cracked and allowing water ingress, with Historic England noting it needs urgent replacement or renewal within two years (Bryan Davis, 2021). The proposed design has been carefully considered, following stakeholder consultation, to align with best conservation practice, including improvements to fall pitches, ventilation, drainage and detailing to prevent damage. Any internal openings will be restored using like-for-like materials, preserving appearance. The late 19th – early 20th century sarking boards are the only fabric of any historic value to be lost, however, these have been severely compromised by the addition of bitumen and their wholesale replacement is considered to result in a more favourable scheme that will last for many decades. Consideration of ventilation will also reduce interstitial condensation and improve the lifespan of materials, including the historic roof

structure. Minor interventions into the historic timbers at eaves level are also potentially required to improve ventilation and gulley design, which will be conditioned to manage any potential harm. A very small increase to the height of the ridge will have a negligible impact on architectural interest or aesthetic appearance, and this change is considered to be outweighed by the benefits of improving the falls. The addition of missing lightning protection will help protect the listed building from damage in the event of a lightning strike. The roof covering is not visible from the ground in short or long-distance views and the increase in height will not have an impact on this visibility. Furthermore, repairs to the roof demonstrate that Barnsley Museums are protecting their collections for future generations, upholding standards outlined in the Arts Council Museum Accreditation awarded to the museum. Overall, the proposals are considered to sustain and enhance special interest and are therefore compliant with national policy.

7.1.2 Insulation and ventilation

Insulate between roof covering and ceiling with sheep's wool, ventilate lead roof covering, rooflights, gullies and internal roof structure.

Impact – the proposals will result in the introduction of a new material into the roof space of Cannon Hall, however, the effect of this has been minimised by using sheep's wool, a breathable and eco-friendly material. This will reduce condensation and will improve thermal performance. The insulation

will be hung from the principal beams without any permeant fixings and is therefore minimally intrusive and can be removed in the future. The introduction of ventilation to the new roof covering will have no impact on special interest and will also reduce humidity levels. These proposals will have an environmental public benefit and contribute to carbon reduction targets, which is a requirement of national policy and wider national legislation relating to climate change.

7.1.3 Maintenance access

Minor alterations to stair access including slight shift forward and raise height by 165mm. Re-clad in lead.

Impact – these proposals will result in minor alterations to the form of the stair access turret and roof ridge, which will have a negligible impact on special architectural or historic interest. The works will result in public benefits of improved maintenance access, improved lifespan of the new lead roof covering and improved discharge of rainwater. The stair turret will be slightly raised in height but will not be visible from the ground in short or long-distance views.

7.1.4 Rooflights

Retain profile/design but replace glazing, remove grilles, and improve upstands.

Impact – The level of change associated with the rooflights will be greater than other elements of the scheme, but the heritage impact is considered to be negligible. There would originally have been

some form of skylight lighting the John Carr staircases, dating to the 1760-70s, but the design of these cannot be verified. Similar examples exist at Wentworth Woodhouse (1770s) and other similar mid-20th century replacements have been identified locally. The rooflights are not considered to be original in their material or design, following likely changes in the 19th century. The current design is assumed to be mid-late 20th century replacement of a similar historic design. The fabric is modern, and the ventilation cap has been removed. The proposals aim to retain the character and shape of the current design, but in sturdier materials to reduce fall risk, including for the possibility of unauthorised roof access. The introduction of an upstand will reduce water ingress, protecting the historic interiors, while removal of the iron grilles will also improve the internal aesthetics. The rooflights are not visible from the ground in long or short-distance views but are nevertheless an important component of the historic roofscape. Their renewal and improvements to design will ensure they survive well into the future and preserve internal fabric.

7.1.5 Chimneys

General repairs and repointing to mortar and stonework, new flashings, remove concrete cappings and replace in stone. Replace cracked chimney pots.

Impact – the proposals amount to conservation repairs to important 18th century fabric and will result in a longer lifespan for the stonework. Repairs and minor areas of periodic renewal is aligned to the conservation principles set out by Historic

England (2008). Removal of the concrete caps will enhance architectural interest and overall the proposals will result in no harm to special interest.

7.1.6 Stonework repairs

Repair copings, re-bed/repoint in lime mortar, renew flashings, repair corning

Impact – as above, the proposals amount to conservation repairs to important 18th century fabric and will result in a longer lifespan for the stonework. Repairs and minor areas of periodic renewal is aligned to the conservation principles set out by Historic England (2008).

7.1.7 Lower roof covering proposals

The lower roof asphalt covering will be replaced, insulation and ventilation installed, maintenance access provided, rooflights replaced, stonework repaired, and rainwater goods renewed

Impact – the same conservation principles have been applied to proposals for the lower roof covering, which has the same issues as identified on the main roof. The proposed alterations for the lower roof will enhance the special interest of the listed Cannon Hall through the removal of modern, defective materials that are aesthetically harmful and that are causing on-going damage to the historic structure. The asphalt covering has reached the end of its functional life and is cracked and allowing water ingress. The late 19th – early 20th century sarking boards are the only fabric of any historic value to be lost, however, these

have been severely compromised by the addition of bitumen and their wholesale replacement is considered to result in a more favourable scheme that will last for many decades. Ventilation will also reduce interstitial condensation and improve the lifespan of materials, including the historic roof structure. Insulation will also reduce condensation and improve thermal performance, with carefully designed fixings to ensure there will be no impact on special interest. Improved maintenance access will result in minor alterations, but this will have no impact on special interest and result in longer term public benefits. The rooflights are mid-20th century replacements and the proposals have benefits associated with improved thermal performance and reduced fall risk. Stonework repairs will result in improved aesthetics and a longer lifespan for the building as a whole, complying with the conservation principles set out by Historic England (2008). Overall, this lower roof is not visible from the ground in short or long-distance views and the increase in height will not have an impact on this visibility. The proposals are considered to sustain and enhance special interest and are therefore compliant with national policy.

7.2 Policy Justification of the Proposals

7.2.1 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 imposes statutory duties upon local planning authorities. With regard to listed buildings, the planning authority is required to have *‘special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses’*.

The current proposals achieve these objectives by retaining historic building fabric and removing unsympathetic interventions, and by improving aesthetic attributes that contribute to its architectural interest.

7.2.2 The National Planning Policy Framework

Section 200 of the NPPF states any harm to, or loss of, the significance of a designated heritage asset from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

Any ‘less than substantial’ harm caused to the significance of a designated heritage asset should be weighed against the benefits of the proposal including, where appropriate, securing its optimum viable use.

The current proposals have been assessed against the significance of Cannon Hall and the areas specifically affected by the changes to understand the impact that might be caused to special interest. This heritage statement has found that only a minor portion of late 19th or early 20th century fabric will be removed (sarking boards) and that when taken holistically, the proposals will not result in harm to significance due to the conservation approach taken, the materials used, and the careful design amendments chosen. Overall, the proposals will result in public benefits to a designated heritage asset, complying with the requirement for all development to have sustainability outcomes.

7.2.3 Local Planning Policy

The Barnsley Local Plan has policies (D1, HE1, HE2, HE3 and HE4) that deal with development affecting the historic environment and positively encourages developments which will help in the management, conservation, understanding and enjoyment of Barnsley’s historic environment, especially for those assets which are at risk.

The proposals will achieve this by submitting repairs, maintenance, renewal, and design alterations that will ensure the long-term conservation of the Grade II*-listed Cannon Hall. This heritage statement and the associated condition survey contribute to an understanding of the significance of Cannon Hall and have been used to inform the proposals. The works, when complete, will allow Cannon Hall to continue to be enjoyed by visitors and residents for decades to come.

7.3 Conclusion

This Heritage, Design and Access Statement has demonstrated that the proposals accord with the requirements of local and national legislation, policy, and guidance. The proposals also align with Historic England advice to carry out a conservation-led scheme for the central block and small lower roof. Overall, the proposals will sustain and enhance the special architectural and historic interest of Cannon Hall, and will result in a number of public benefits, including improved thermal performance, reduced carbon emissions, reduced water ingress and damage to historic fabric. The proposals therefore conserve the listed building and will have no impact on designated heritage assets within its setting, in compliance with paragraph 199 of the NPPF (2023). The proposed design approach is considered and grounded in best practice. It is therefore recommended that the proposals should be granted listed building consent.

Appendix I - Statutory List Description

Cannon Hall, Cawthorne

Grade II* listed building

List Entry Number: 1151805

Date first listed: 25-Feb-1952

Listing NGR: SE2721708332

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.

Cannon Hall

Grade II registered park and garden

List Entry Number: 1001159

Date first listed: 01-Jun-1984

Listing NGR: SE2727508118

Gardens and a park laid out in the 1760s by Richard Woods, and parkland added in the late C18/early C19.

HISTORIC DEVELOPMENT

The Cannon Hall estate was owned in the C13 by the Canum family and was sold in the late C14 to the Bosvilles of Ardsley. In the C17 the estate was acquired by the Spencer family of Cawthorne. John Spencer was responsible for extensive works on the house and

grounds in the 1760s, which were executed to designs by Richard Woods (1716-93) who produced a map showing his proposals in 1760. Additions to the park of the late C18 or early C19 were carried out for Walter Spencer Stanhope, John Spencer's nephew and heir. A series of drawings showing views of Cannon Hall and other locations in the area was made in 1809 by John Nattes, who was a drawing master at Cannon Hall. The estate remained in the family until the sale of the Hall and part of the park to the County Borough of Barnsley in 1951. The Hall is a museum, and the gardens and part of the park immediately south of the Hall are in use as a public park (1998). The remainder of the parkland is privately owned and in use for pasture and arable cultivation.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Cannon Hall is situated c 6km west of Barnsley immediately north-west of the village of Cawthorne in an area which is rural and agricultural. The c 100ha site is on land which slopes downwards to the south and then gently upwards from the valley of the Daking Brook south of the Hall. The west boundary is formed by New Road, where there is a stone wall, the southern edge of Garden Plantation and a walled garden west of the Hall, the line of the principal drive south of this, and by Bark House Lane. The north boundary is a stone wall which runs from New Road along the outer edge of fields, a fishpond, and a patch of woodland called the Rookery. On the east side of the Rookery a track runs southwards to a point c 300m north-east of the Hall where the boundary continues southwards as a stone wall surmounted by cast-iron

fencing set into a ditch. An earlier boundary in the form of a ditch with wall footings at its base runs as a continuation of this ditch northwards to the west side of the Rookery, and this is shown as the edge of an area called the Little Park on Woods' 1760 map. This map shows the old line of the road, which ran east of the line of New Road forming the west side of Little Park, but there is no obvious sign of this boundary above ground. The north boundary of Little Park has also been lost within the area imparked when the road was realigned and North Lodge constructed, late C18 or early C19. The boundary along the south and south-east sides is formed by walls and fencing. John Spencer records a contract for building a park wall with copings in 1761 and some stretches of walling may represent the work which was done at that time.

ENTRANCES AND APPROACHES The principal entrance is at the junction of New Road and Bark House Lane where there is a late C19 lodge. A drive runs northwards from this on the line of the former public road. The drive turns to the east and runs along the north side of the pleasure grounds to Home Farm on the north side of the Hall. Running parallel to this from a late C20 car park south of the lodge, is a pathway which is shown as a drive on the Richard Woods map of 1760. This turns eastwards to approach the Hall as an avenue of lime trees. There is a drive leading from Cawthorne, as shown on Woods' map, which crosses a lake via a bridge (c 1762, listed grade II) and continues northwards to a gateway and then on to Home Farm via a route lined on the east side by lime trees, as shown on the 1850 OS map. Woods suggested a more circuitous approach, with the drive leading north-east before swinging around to the

north-west. There is another entrance on the north-west side of the site where there is a pair of lodges (listed grade II) called North Lodge, shown in a drawing by Nattes of 1809 but not marked on the Woods map. The 1850 OS map shows a drive leading south-east to the Hall, and this survives for part of its length as a track. Other entrances to the site are informal.

PRINCIPAL BUILDING Cannon Hall (listed grade II*) is probably of late C17 origin and built on or near the site of a dwelling recorded on the site in the C14. A sketch drawing of c 1719 shows a simple classical house. The building was remodelled by John Carr (1723-1811) on three occasions: from 1764 to 1768, in 1778, and again in 1804. A wing was added to the north-east in 1896-7. The Hall is situated close to the centre of the park on a hillside site which gives views to the south from the principal elevation. 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). Cannon Hall is currently (1998) in use as a museum.

GARDENS AND PLEASURE GROUNDS There are pleasure grounds on all sides of the Hall apart from the Home Farm and kitchen garden areas to the north and north-east. A terrace on the south front overlooks sloping lawns and a ha-ha, which divides the south and part of the east sides of the pleasure grounds from the park. The terrace has views over parkland and lakes to the south. The west side of the terrace connects with the drive from the south-west and the lime avenue, while on the east side paths lead eastwards to a formal garden between the walls of the kitchen garden and

the ha-ha. This garden is overlooked by a garden building (listed grade II) c 80m east of the Hall, called the Camellia House or the Orangery, which is shown on Woods' map, and could be the 'pinery' Spencer refers to in his diary. It is set on a plinth against the outer wall of the kitchen garden overlooking lawns with geometric beds and a clipped yew hedge to the south, with views over parkland and lakes beyond the ha-ha. Some 20m west of the Camellia House there are two small garden buildings also set against the outer wall of the kitchen garden. They have arched openings which are glazed.

A path leads east from the south-east corner of the formal garden to a pool, c 200m south-east of the Hall, which is overlooked on its south side by the remains of a C16 tracery window (listed grade II) and on the west side by a C16 archway (listed grade II); both were brought to the site in the late C19. Paths lead around the pool and on eastwards through an area planted with shrubs and scattered mature trees to a point c 250m east of the Hall where there are more fragments of windows in Perpendicular style (listed grade II) forming an entrance to the pleasure grounds from the park where there is a bridge over the ha-ha. The remaining pleasure grounds, including an area on the west side of the Hall, consist of paths leading through informally planted trees, including mature examples of beech, oak, pine, and sweet chestnut with an understorey of shrubs including rhododendrons. The pleasure grounds were laid out by Richard Woods and are shown on the 1760 map with a pattern of planting which conforms broadly to what exists today. John Spencer's diary makes various references to the gardens including an entry in October 1761 recording

the completion of the ha-ha.

PARK There is parkland on all sides of the Hall. To the south, on land which slopes gently downwards, there is open grassland with clumps of trees which include mature examples of oak, beech and chestnut in an area known as the Deer Park. This must have been enclosed by 1762 as John Spencer's diary entry for 6 February in that year describes fetching deer for the park from nearby Gunthwaite Park. On the west side of this area, c 280m south-west of the Hall, there is a deer shelter (listed grade II). This is shown on the 1850 OS map and is a late C19 rebuilding of a simple thatched structure with piers supporting the roof shown in a drawing of 1809 by Nattes.

Within the Deer Park, c 450m south of the Hall, there is a series of lakes and cascades. Bark House Lane crosses the Daking Brook as it enters the park via Cascade Bridge (listed grade II) which has a stone balustrade. Immediately north of this water also flows beneath a second bridge and then descends as a cascade into a lake of serpentine form. The lake narrows and the water cascades into an elongated serpentine lake with an island. A third cascade leads to a continuation of the lake which is crossed by the bridge carrying the drive from Cawthorne. Some 200m to the east of this there is another cascade, from which point the water reverts to its natural course as the Daking Brook. Paths lead through mature trees on each side of the lakes. The lakes, bridges and cascades were constructed to Woods' designs during the period 1760-4, and Spencer's diary has many references to the work as it proceeded. The planting in this part of the park is managed so that there are views of the water from the Hall and of the Hall from the

waterside framed by trees. This is illustrated in an engraving of 1821 (Neale 1821) showing a view from the lakeside which conforms closely with views obtainable today and with the general disposition of planting on Woods' plan. Spencer's diary makes it clear that the work involved removing and transplanting 'large trees', suggesting that there was some mature tree cover before the work began.

In the south-east corner of the site, south of the Daking Brook, there is a patch of woodland, including areas of late C20 planting, within which is a clearing and a cricket pitch. There is planting along the western perimeter of the parkland as suggested on the Woods plan and referred to in Spencer's diary. The parkland south of the lakes is in use as arable and pastureland with scattered mature trees. Woods showed this area with perimeter planting and clumps, which is shown in similar form on the 1850 OS map.

On the north side of the Hall the park is in use as pastureland. There are a few scattered trees which appear to be less mature than those in the Deer Park. Woods shows the southern part of this area, which he described as the Little Park, with thinner bands of perimeter planting than parkland to the south, and fewer clumps. This planting has largely disappeared. There are views over the valley to the village of Cawthorne and the prominent tower of All Saints' church (listed grade II*) from many points in this part of the park.

An eyecatcher, called Tower Cottage (listed grade II), lies on the west side of New Road c 600m north-west of the Hall. This is visible from the north-west side of

the site and may have been designed to mirror the form of All Saints' church tower on the other side of the valley. Some 400m west of Tower Cottage, a summerhouse (listed grade II) is situated at the junction of trackways leading through fields and woodland. Both structures were probably designed as incidents to be encountered on rides outside the park boundary; both are outside the registered area.

KITCHEN GARDEN Immediately east of Home Farm there is a garden of sub-rectangular shape walled with red brick. A gardener's house (listed grade II) is situated in the south-west corner. The south wall (listed grade II with the Camellia House) has two arched stone entrances with ornate iron gates on each side of the Camellia House. A third opening with a similar gate is positioned midway between the other two in the rear wall of the Camellia House. There are a number of glasshouses of C20 date within the garden. The inner walls are planted with mature espaliered fruit trees, mainly pears, which include some varieties introduced in the C18 and C19. The garden is shown on Woods' plan and it was constructed during the period which followed an agreement on the costs of the work which John Spencer records in his diary in April 1760.

A second kitchen garden, c 250m west of the Hall, also with a gardener's cottage (walls and cottage listed grade II) is shown on the 1850 OS map but not the Woods map. It is probably of late C18 or early C19 date, perhaps contemporary with the other improvements made to the Hall and park during that period. Cottage and garden walls have late C20 alterations, and they are in use as a private residence and garden (1998).

Appendix II - Planning Law, Policy, and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment. Sections 16, 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

[...] in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 66 of the above Act states that:

In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 72(l) of the above Act states that:

[...] with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Local Policy

Policy D1 High Quality Design and Place Making

Design Principles: Development is expected to be of high-quality design and will be expected to respect, take advantage of, and reinforce the distinctive, local character and features of Barnsley, including:

Landscape character, topography, green infrastructure assets, important habitats, woodlands, and other natural features;
Views and vistas to key buildings, landmarks, skylines and gateways;

and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

Contribute to place making and be of high quality, that contributes to a healthy, safe, and sustainable environment;

Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages, and Conservation Areas;

Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;

Make the best use of high quality materials

Policy HE1 The Historic Environment

We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk This will be achieved by:

- a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

These elements and assets include:

A number of important 18th and 19th century designed landscapes and parks including Wentworth Castle parkland (the only grade I Registered Park and Garden in South Yorkshire), and Cannon Hall Park

Designated conservation areas of special and architectural interest including three town centre conservation areas

- b. By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance)

will be permitted only in exceptional circumstances where there is a clearly defined public benefit.

c. By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough, and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance. [...]

f. By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.

Policy HE2 Heritage Statements and general application procedures

Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal.

Applications made in outline form will not be accepted for proposals which will which affect a conservation area, a listed building, or any other designated heritage asset. In such cases, sufficiently detailed plans, and drawings to enable an assessment to be made of the likely impact of the development upon the significance of any heritage assets affected will be required.

Policy HE3 Developments affecting Historic Buildings

Proposals involving additions or alterations to listed buildings or 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. In such circumstances proposals will be expected to:

Respect historic precedents of scale, form, massing, architectural detail, and the use of appropriate materials that contribute to the special interest of a building.

Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest

Policy HE4 Developments affecting Historic Areas or Landscapes

Proposals that are within or likely to affect the setting and the heritage significance of a Registered Park and Garden will be expected to:

Respect historic precedents of layout, density, scale, forms, massing, architectural detail, and materials that contribute to the special interest of an area.

Respect important views either within the area or views that contribute to the setting of the area.

Take account of and respect important landscape elements including topographic features or trees that contribute to the significance of the area where harm might prejudice future restoration

The Cawthorne Neighbourhood Development Plan was prepared by the Cawthorne Neighbourhood Plan Steering Group on behalf of Cawthorne Parish Council and was adopted in July 2021. The following policies are of relevance:

Policy C1 Protecting Local Landscape Character

The location, design and layout of new development should respond positively to Cawthorne Parish's local landscape character as set out in the Barnsley Borough Landscape Character Assessment and regard should be had to Barnsley Local Plan Policies

D1 Design, BI01 Biodiversity and Geodiversity and the Cawthorne Village Design Statement adopted Supplementary Planning Document.

Development proposals should be designed to minimise any adverse visual impacts on the identified Locally Important Views shown on Map 2A and Map 2B, and the Key Views into and within the conservation area as shown on Map 1 Spatial Analysis of the Conservation Area Appraisal and reproduced as Map 2C. [...]

Proposals which affect Cannon Hall and Cannon Hall registered park, and garden should protect their features and setting. In particular drystone walls and hedgerows shall be protected and retained when possible. Planting shall be in native species and not include fast growing conifers such as Leylandii.

Policy C7 Heritage and Design in the Conservation Area

New development within the conservation area should be sensitive to the character and setting of the conservation area, and to other identified nationally significant heritage assets, and to the locally significant heritage assets identified in the non-designated heritage assets list as listed in Policy C8 below.

All buildings, views, green spaces, and trees which contribute to the character of the conservation area should be protected and enhanced.

Proposals should have regard to the Cawthorne Village Design Statement Supplementary Planning Document and incorporate the following design principles:

1. There will be a presumption in favour of retaining buildings that make a positive contribution to the conservation area. Where buildings are demolished, any replacement building should be of a proportionate size and scale, be in keeping with the density and character of the surrounding area and be appropriate in terms of design and materials.

3. Alterations to buildings of heritage value should whenever possible use traditional materials and designs for roofs and roof pitches, chimneys, porches, elevations, walling, joinery and windows and doors. Historic detailing should be retained and repaired wherever possible, and where replacement is necessary these should copy the historic detail. Pointing should be flush or rounded off to a gently concave joint and lime pointing is preferable for re-pointing of historic buildings and walls. Strap or ribbon pointing which utilises hard cement should be avoided.

4. Roof pitches should respond to the characteristics of properties in the surrounding area. Natural stone slate is the preferred material, or high-quality natural alternatives (where appropriate) such as natural grey slate, or where this does not accord with the individual characteristics of the site context, use of good quality, matching artificial stone slates will be supported. However for listed buildings stone slates are preferable. 49 Cawthorne Neighbourhood Development Plan, July 2021

5. Traditional window openings are a significant local feature. Replacement windows should whenever possible reflect the original period design and where appropriate new buildings should use stone jambs, heads, and sills. Doors should reflect the age and character of the property and be in balance with the architectural form.

7. Chimneys are important features of many historic and traditional houses and form an attractive characteristic of the village. Where chimneys are of stone or of two shades of brick they should be retained whenever possible.

8. Materials such as locally quarried coursed stone or rustic brick are characteristic of the village and should be used in new buildings and in alterations to older buildings where appropriate. Historic stone walling and other stone in reasonable condition should be retained wherever possible.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (Sept 2023). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment,' the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. At paragraph 8, the document expands on this as follows:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives:

- a) an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

c) an environmental objective – to protect and enhance our natural, built, and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

and notes at paragraph 10:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the significance of a heritage asset, the framework contains the following policies:

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 197 of the NPPF identifies the following criteria in relation to this:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness*

With regard to applications seeking to remove or alter a historic statue, plaque, memorial, or monument (whether listed or not), paragraph 198 states that:

...local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

With regard to potential 'harm' to the significance designated heritage asset, in paragraph 199 the framework states the following:

...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This

is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 200 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Where a proposed development will lead to 'substantial harm' to or total loss of significance of a designated heritage asset paragraph 201 of the NPPF states that:

...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use

With regard to 'less than substantial harm' to the significance of a designated heritage asset, of the NPPF states the following;

202. 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.

In terms of non-designated heritage assets, the NPPF states:

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The Framework requires local planning authorities to look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Paragraph 206 states that:

... Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Concerning conservation areas and world heritage sites it states, in paragraph 207, that:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Concerning enabling development, it states, in paragraph 208, that local authorities should:

assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was published on 23 July 2019 to support the National Planning Policy Framework (NPPF) 2023 and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

The relevant guidance is as follows:

Paragraph 2: What is meant by the conservation and enhancement of the historic environment?

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed

building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- capture and record the evidence of the asset's significance which is to be lost
- interpret its contribution to the understanding of our past; and
- make that publicly available (National Planning Policy Framework paragraph 199)

Paragraph 6: What is "significance"?

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic, or historic. This can be interpreted as follows:

- **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Paragraph 7: Why is 'significance' important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Paragraph 13: What is the setting of a heritage asset and how should it be taken into account?

The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell, and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Paragraph 15: What is the optimum viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy on addressing substantial and less than substantial harm is set out in paragraphs 199-203 of the National Planning Policy Framework.

Paragraph 18: How can the possibility of harm to a heritage asset be assessed?

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 199-203) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than

the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 200).

Paragraph 20: What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social, or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation

Other Relevant Policy Documents

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

Historic England: Conservation Principles and Assessment (2008)

Appendix III – Historic England advice on Cannon Hall roof repairs

Extract from the Historic England Museum Estate and Development Fund (MEND) report, Bryan Davis, 17th September 2021

Cannon Hall is a grade 2* listed building from the late 17C with John Carr remodelling it in the mid 18C. The proposed package of works in the EOI was for a new fire and security system and extensive works to the roof and gutters, with repairs to internal plasterwork.

The proposed works are eligible and fit with the criteria of the MEND scheme. Work to the roof is required as the current roofing covering is visibly reaching the end of its lifespan, showing signs of cracking, and allowing water penetration into the building below where collections are held.

As such roof and gutter works meet the MEND criteria:

- Protecting the fabric / longevity of the structure
- Protecting the exhibits and collections
- Improving environmental performance of museum infrastructure (i.e. a wet wall is a very poor insulator)

However, the proposed approach to the roof repair needs careful consideration. The proposed treatment is to overcoat the existing modern bitumen and paint low profile roof, with a similar new modern roofing felt/ grp material. This has a limited lifespan that might only be a short to medium term fix circa 20 to 30 years.

The recommended methodology for a building of this historic importance would be to strip the roof of the previous defective material, investigate and remove any rot caused by the damp ingress and repair truss and wall plates. We would expect to repair the roof

covering with a higher quality longer lasting material more in line with the original building's age and probable historic roofing (lead or on the other roof ranges stone slate/ slate). At this stage insulation could be added either between the rafters or as a sarking board, improving the buildings thermal performance going forward. The proposed method of overcoating the existing roof covering with a modern bitumen or fibreglass material could lock in the lack of insulation in the building for the next 30 years.

All the roofs over the main house seem to have been replaced in modern materials such as bitumen felt. These are a ticking time bomb waiting to fail. Is there a plan to repair the roof coverings completely in a more suitable longer lasting material down the line, and if so, how does the overcoating repair proposed fit with these plans? If not, could this work become a smaller conservation-based repair, protecting a key part of the fabric with a new traditional roof and good insulation. It could be seen as a starting point for a longer-term vision for bringing the building back to what it once was.



BARNSLEY
Metropolitan Borough Council

Supported using public funding by



**ARTS COUNCIL
ENGLAND**



