

Applicant: Sharon Sutton on behalf of Cannon Hall Museum/BMBC

Development: 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)

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

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

Description

Cannon Hall and associated Park is situated 1.3 km north-west of Cawthorne Village. Cawthorne lies north of the A635 between Barnsley and Penistone. Cannon Hall Museum sits in 70 acres of historic parkland looking towards the village of Cawthorne, to the west of Barnsley and within Green Belt.

The site encompasses Cannon Hall Museum (Grade II* listed) and the Country Park (grade II listed). The area is essentially divided into two broad areas: with the hall, pleasure grounds and walled garden to the north; and the former deer park to the south. 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). To the northern and part of the eastern sides of the courtyard are private residential accommodation.

Cannon Hall Museum shares its immediate setting with Cannon Hall Farm, and Cannon Hall Garden Centre, both of which are privately owned businesses. The Park itself comprises of a mixture of formal landscapes, parkland, and structures that include a Grade II listed Walled Garden, a Grade II listed Deer Shelter as well as a series of cascading lakes. The Park boundaries comprise of mature trees to the northwest and south-west. The eastern boundary separates the park from Cannon Hall Farm and the southern boundary consists of meadow and small groups of mature trees. The main car park and cafe is set to the southwestern boundary, adjacent to the Garden Centre.

The earliest records of Cannon Hall are from the 13th century. In the 17th century the estate was purchased by the Spencer family, and in the late 17th century they had the hall rebuilt and had extensive works done to the land around the house. The gardens around Cannon Hall were laid out in the 1760s by Richard Woods. The Park was created during the late 18th and early 19th century.

The Hall and Estate were sold to Barnsley Council in 1951 by the last member of the Spencer family, Elizabeth. Since then, the Estate has been run by the council as a tourist attraction. It opened as a museum in 1957 and now hosts important collections of glassware, ceramics, paintings, and period furniture

The walled garden is listed via the curtilage relationship with Cannon Hall and is within the grade II registered parkland. The Vinery which is the subject of this application is in the centre of the 1760's Richard Wood designed walled Garden.

The vinery is the long glasshouse immediately north of listed hot wall / Camelia House within the walled gardens of Cannon Hall. Although not principally listed, it is listed by association due to the historic, functional and curtilage relationship.

Although the Vinery is not listed it is believed to be originally early Victorian with a modern aluminium glass framed central and east section, and a modern wooden framed west section. The Central section houses the famous Cannon Hall Muscat Vine dating from 1813, the glass houses are heated in the winter to ensure the plant collection including the vine are not affected by the cold wet winters of South Yorkshire, so the work to repair the structure is essential for the future of the plant collection and the structure itself.

Listing

The overall designation of Cannon Hall as given on the Historic England entry is as follows.

Grade II Registered Park and Garden (NHLE: 1001159); Grade II Listed East West Range Attached At 90 Degrees To South End of Former Coach House At Cannon Hall (NHLE:1151811); Grade II Listed Gardener's Cottage in Cannon Hall Gardens (NHLE: 1287029); Grade II Listed Hot Wall, Hot House and Camellia House East of South Front of Cannon Hall (NHLE: 1151807); Grade II Archway Approximately 10 Metres West of Ornamental Pool to South East of Cannon Hall (NHLE: 1191474); Grade II Listed Window Fragments on Wall At South End of Ornamental Pool to South East of Cannon Hall (NHLE: 1314701); Grade II Archway and Window Fragments Forming Gateway in East Wall of Cannon Hall Gardens Approximately 50 Metres North East of Ornamental Pool (NHLE: 1151809)

Proposed Development

This application followed pre-application discussions. Whilst the application is largely a repair, due to the scope of works it was agreed that a Listed Building Consent would be required.

The works comprise the following:

The works include the replacement of all end sections of the western lower (C20) timber frame below the first purlin due to decay, six top hung windows close to the wall plate, the wall plate itself, lower vent covers, guttering, and the vertical glazing bars on the (half) gable end. The rest of the frame is to be prepped and repainted using a standard solvent-based paint (this is a modern structure). Elsewhere, the walls are to be re-pointed externally, with the top four courses of bricks plus the tabling re-set and repaired with lime. Internally the render is to be carefully removed and repaired using a three-coat lime mix (scratch plus finishes). Following the various preparatory (demolition / stripping out and enabling) works the plans detail the following:

1. Rebuild the top four course of brickwork using existing bricks where possible match brickwork where new are required. Allow 10% for new bricks.
2. Re-install coping stones using a 2.5NHL mortar
3. Repoint the external wall including boiler house (31 x 4.8m) with 2.5NHL mortar with weathered pointing.
4. Internally apply a lime wash render to the supporting wall and decorate with a mineral based paint (31 x 4.8m). Care to be taken not to damage the plants that will be left in situ.

5. Install 18no hardwood timber glazing bars to be spliced into existing. Approx. dimensions 1.7m 80mm x 70mm. Profile to match existing
6. Install 1no 5.4m hardwood glazing bar in full.
7. Install 2no hardwood timber support feet to be spliced into the existing at a height of 1m above ffl. Profile to match existing 90mm x 80mm.
8. Install 18no 770 x 200 x 65mm hardwood vent cills
9. Install new hardwood timber shutters (18no 770 x 325 x 22mm) sat in hardwood U-shaped channels actuated by a painted metal rod.
10. Install 6no Hardwood timber windows (1.7m x 430mm approx.)
11. Refurbish winding gear to the top hung opening windows and re-install on completion.
12. Install hardwood timber wall plate 4.5m x 150mm x 175mm
13. Install low level timber guttering 130mm x 65mm.
14. Re-install all glazing on completion of the works. Glazing to be held in place using a natural linseed putty. Putty not to be decorated until fully cured (two months after application).
15. All timber existing and new to be decorated using All coat Exterior Gloss (solvent based) or equal and approved preparation and use as per the manufacturer's instructions. Undercoat and gloss coat to extend passed the putty onto the glass by 1mm to provide a weather tight seal

Relevant History

2012/0010 - Use of land as a children's play area including installation of play equipment - withdrawn

2012/0240 - Use of land as a children's play area including installation of play equipment (Resubmission) – Approve

2016/0633 & 2016/0758 (Listed Building Consent) - Works within grounds of Cannon Hall including formation of 6. no. parking spaces, reconfiguration of forecourt, reinstate pond, repair of growing areas and footpaths, change use of Gardener's Cottage, remove cart sheds to form access between museum and walled garden, repair works to Stable Yard Cottage to create holiday let cottages, partly restore, and repair North Range Glass House and improvements to cafe settings - Approve

2017/0213 & 2017/0239 (Listed Building Consent) - Erection of new entrance porch - Approve

2017/0766 and 2017/0771 (Listed Building Consent) - Conversion of existing outbuilding and siting of wooden clad container for use as a Pet Crematorium – Approve

2017/1571 - Minor amendments to internal layouts of gardeners and stable yard cottages, repair works and alterations of stable yard cottage, retention of cart shed, and installation of full height brick arched opening at rear (Listed Building Consent) – Approve

2019/1429 & 2019/1457 (Listed Building Consent) - 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 – Approve

2020/1414 & 2020/1447 (Listed Building Consent) - 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 – Approve

2021/1155 - Change of use of buildings to Class E retail and/or exhibition space – Approve

2022/0040 & 2022/0033 (Listed Building Consent) - Application of vinyl signage to entrance to museum – Approved
2022/0442 Installation of various equipment in order to improve wi-fi connectivity (Listed Building Consent) - Approved

Policy Context

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

Local Plan

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

GD1 – General Development
D1 – High Quality Design and Place Making
GB1 – Protection of the Green Belt
GB2 – Replacement, Extension and Alterations of Existing Buildings within the Green Belt
HE1 – The Historic Environment
HE2 – Heritage Impact Assessments and General Application Procedures
HE3 – Developments Affecting Historic Buildings
HE4 – Developments affecting historic areas or landscapes
HE6 - Archaeology

Supplementary Planning Documents

Heritage Impact Assessments

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

In respect of this application, Chapter 16 (Conserving and Enhancing the Historic Environment), is seen of most relevance. In particular paragraph 199 states 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”

Consultations

Cawthorne Parish Council – No comments

Conservation Officer – There are no objections to the proposal subject to conditions.

Historic England – No comments

Ward Members – No comments

Representations

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

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

Assessment

Cannon Hall is set within the Green Belt and is a Grade II* listed building within a Grade II registered landscape, with several associated buildings and structures listed at Grade II. The application therefore needs to be assessed in principle against the Local Plan Policies which accord with Government advice set out in the NPPF.

Impact upon Heritage Assets and Visual Amenity

The Heritage Statement notes:

The Vinery is located in the sub-rectangular brick kitchen garden wall which dates from 1760 (by Richard Woods) The vinery is the central glasshouse range (a rebuild of c.1820-50) houses the original and unique "Cannon Hall Muscat" grapevine. This variety has a wonderful history attached and is reputed to have been grown from a pip brought back from Athens. The "Cannon Hall Muscat" is an enormous white table grape much grown in Western Australia during the first half of the 20th century, which caused a heated debate across the viticultural world. In more recent times the vinery has had two thirds of the original wooden framed glass structure replaced with aluminium with only the west, one third which we believe to be a 1960s replacement wooden structure, reflecting what we believe to be in the original Victorian style it is this western structure we intend to repair and decorate.

Whilst considerably altered, the building retains some of its original fabric including that of the brick spine wall and the northern boiler house that contribute positively to the setting of the garden. By allowing the modern approach of the fabric, associated with the proposed sympathetic methods and materials, the collaborative impact within this setting is not expected to cause substantial harm when viewed amongst the sensitive surroundings.

The works have been assessed by the Conservation and Listed Buildings Officer and the changes are deemed justified and necessary for the building to remain functional, to house plants, carry out horticultural activities and to protect the Cannon Hall muscat vine.

Based on the above assessment the proposals are found to be in line with Local Plan

Policies HE1, HE2, HE3, HE4, HE6 and D1 in that they preserve and enhance the appearance and setting of the buildings, areas, landscapes, and listed assets in which they are located.

Other matters

The proposal is for listed building consent to repair the existing building in order to facilitate its future use associated with Cannon Hall. Whilst the site is in the Green belt it is considered that the repair works to the existing Vinery are not deemed to be inappropriate development in the Green Belt in that the works are intended to repair and restore an established historical structure in line with Local Plan Green Belt Policies GB1 and GB2 and in accord with the relevant paragraphs within the NPPF

Conclusion

The proposals constitute necessary renovations that will help ensure the future viability of the Vinery.

The works will have no significant impact upon the Grade II Listed Building, the setting of the Grade II* Listed Building or the Grade II registered landscape in accordance with the NPPF and Local Plan Policies. Likewise, the impact upon the Green Belt from the proposals are not determined to be inappropriate.

Recommendations:

Grant listed building consent subject to conditions