
2022/0003 Listed Building Consent and 2022/0040 Advertisement Consent

Applicant: Karen Buttery on behalf of Cannon Hall Museum/BMBC

Development: Application of vinyl signage to entrance to museum

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

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

Description

Cannon Hall Museum sits in 70 acres of historic parkland looking towards the village of Cawthorne, to the west of Barnsley and within the Green Belt. Cannon Hall is a Grade II* Listed Building, and the majority of the hall in its current form dates to the early eighteenth-century and has an association with two eminent architects of the time, John Etty and John Carr of York. It is listed at Grade II* in recognition of the high level of architectural and historic interest it possesses.

A home farm complex lies immediately north of the Hall and consists of a range of buildings including stables, a coach house, cottages, and a farmhouse of late C18 date (all listed Grade II). The northern and part of the eastern sides of the courtyard are private residential accommodation.

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

The Hall and Estate were sold to Barnsley Council in 1951 by the last member of the Spencer family, Elizabeth. Since then, the Estate has been run by the council as a tourist attraction. It opened as a museum in 1957 and now hosts important collections of glassware, ceramics, paintings, and period furniture. The site has approximately 450,000 visitors per year, with 150,000 people each year visiting the Museum itself and participating in a regular programme of visiting exhibitions, workshops, and events.

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

In 2007 consent was given for the erection of a new glazed entrance porch to the museum in replacement of the wooden structure. The applications are for both Listed Building Consent and Advertising Consent for the installation of new signage to the existing glazed porch. There is presently no clear signage to indicate the position of the museum entrance. It is proposed that a clear vinyl with white writing is applied to the glazing at the top of the porch so that it is visible from the car park entrance and Cannon Hall Farm Shop entrance adjacent. It is intended that the vinyl sign will improve footfall and reinforce that the museum is open by emphasising the museum entrance.

The vinyl with the Cannon Hall logo and Museum Entrance will occupy the glazed area at the top of the porch and 2 reverse printed vinyls for the sliding doors will provide the opening times. The top vinyl will measure 1.2m in length and 2.6m in width covering the upper glazed panel and the writing will be in white.

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

2021/1343 Rebuilding of leaning garden wall. Repairs to loose and unstable stonework of plunge pool (Listed Building Consent) – awaiting decision

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan is the borough's statutory development plan which is supported by a series of adopted Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan policies map designations include: -

- Green Belt
- Cannon Hall Historic Park and Garden

Other relevant Local Plan policies are as follows: -

- GD1 – General Development
- D1 – High Quality Design and Place Making
- GB1 – Protection of Green Belt
- GB2 – Replacement, Extension and Alterations of Existing Buildings within the Green Belt
- HE1 – The Historic Environment
- HE3 – Developments Affecting Historic Buildings
- T4 – New Development and Transport Safety
- GS1 – Green Space
- I2 – Educational and Community Facilities

Supplementary Planning Documents

Advertisements

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework

indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, the policies above are considered to reflect the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

The relevant paragraphs within the NPPF in reference to this application are Chapters 12 (Achieving well-designed places), 13 (Protecting Green Belt Land) and 16 (Conserving and Enhancing the Historic Environment).

They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. In further reference to the proposal's para 143 and 146, inappropriate development in Green Belt.

Paragraph 194/5: Identify and assess heritage significance including the setting and the effect of a proposal, para 199: Great weight given to an asset's conservation, irrespective of the degree of harm and para 200: Any harm to or loss of significance will require clear and convincing justification

Chapter 12 para 136: The quality and character of places can suffer when advertisements are poorly sited and designed. They should be operated in a way which is simple, efficient, and effective, whilst taking account of cumulative impacts.

Consultations

Cawthorne Parish Council – No comments

Conservation Officer – No objections

Ward Councillors – No comments

Representations

The application was advertised by way of a site notice and a press advert.

No responses have been received

Assessment

Cannon Hall is set within the Green Belt and is a Grade II* listed building within a Grade II registered landscape, with several associated buildings and structures listed at Grade II. The application therefore needs to be assessed in principle against Local Plan Policies that will help the management, conservation, understanding and enjoyment of Barnsley's historic environment, and which accord with Government advice set out in the NPPF.

The Council will seek to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have. As the property is situated within the Green Belt as allocated in the Local Plan, the proposals should ensure that substantial weight is also given to any potential harm to the Green Belt or the visual amenity of the surrounding area.

The Council's SPD on advertisements states that 'signs should be limited to that which is necessary. Advertisements should have regard for the design, scale and proportions of the building or site on which they are displayed. The over provision or poor design of signs can give rise to a cluttered and aggressively commercial appearance which will usually have a damaging impact upon the visual character of an area'.

As the advertisements are proposed on a community/commercial building and its premises with an established community/commercial use, the consent for erection of the signage is deemed acceptable in principle. Consent will be granted where the development is found to be appropriate in scale and respectful of the character of the historical asset and surrounding Green Belt. Signage should not adversely impact the amenity of local residents or undermine highway safety.

Impact upon Heritage Assets and Visual Amenity

Following the erection of the northern porch, the rather cluttered and ad-hoc signage within the porch was removed and replaced with a fully glazed entrance porch. There is presently no clear signage to indicate the position of the museum entrance, when entering from the car park and farm adjacent. It is proposed that a clear vinyl with white writing is applied to the glazing at the top of the porch so that it is visible from the car park entrance and Cannon Hall Farm Shop entrance adjacent. It is intended that the vinyl sign will improve footfall and reinforce that the museum is open by emphasising the museum entrance.

The need to ensure the heritage significance of the asset is sustained but balanced with the need to put the building to its most viable use is paramount. After discussions with the Council's Senior Conservation Officer, the proposed high-level vinyls were agreed to be the most pertinent. The design is restrained, and in keeping with the character and appearance of Cannon Hall (grade II*).

It is also noted that as the proposal is vinyl, it can be removed without further impact. The signage is limited to that which is necessary to clearly identify the premises, whilst appearing subtle enough to work with the architecture within the northern elevation but visible enough to signpost the general public to the museum.

The proposals are intended to enhance visitor numbers by clearly signposting the museum, and through this carefully designed advertisement it is hoped that this will not only increase visitor numbers but also boost donations to the site.

Based on the above assessment, it is considered that the signs are not injurious to the visual amenity of both the heritage asset, the Green Belt and local surroundings in compliance with Local Plan Policy D1, GB1, GB2, HE1, HE3 and SPD: Advertisements, in that they preserve and enhance the appearance and setting of the buildings and listed assets in which they are located.

Highway Safety

The proposals are not expected to reduce or impact on highway safety; therefore, the proposals are deemed acceptable in accordance with Local Plan Policy T4 and the NPPF.

Conclusion

The proposals will help ensure the future viability of Cannon Hall Museum as a sustainable tourist attraction. The proposals are the result of careful consideration and discussions with the applicant and Senior Conservation Officer. The works should have no significant impact upon the Grade II Listed Building, the setting of the Grade II* Listed Building or the Grade II registered landscape in accordance with the NPPF and Local Plan Policies.

Likewise, the impact of the Green Belt from the proposals are not determined to be inappropriate and highway safety is expected to be maintained in line with Local Plan Policies and in accord with the NPPF.

Recommendations:

Grant planning permission and listed building consent subject to conditions.