

Application for Variation of Conditions

Application Reference:

Existing Planning Consent Ref: 2023/1029

Existing Listed Building Consent Ref: 2023/1035

Application Decision Notice Date: 14.03.2024

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

Date: 21.05.2025

This report is to be read in conjunction with the variation of conditions application form and all supporting documents submitted as part of the consented applications referenced above.

1. Amendments to the covering of the lightwell within the western lower flat roof at Cannon Hall.

Consented Proposals

The consented proposals allowed for the removal of a polycarbonate roof, wall cladding and associated timber structures above the lower flat roof lightwell. A new bespoke metal security grilled was to be installed over the lightwell to offer protection from falling. Rainwater was to be directed through overhauled RWG within the lightwell.

Description of the Amendment:

The revised proposals are for the installation of a new conservation rooflight to the majority of the lightwell with a surrounding code 8 gutter. A new rainwater sump and downpipe will carry water to the lower segment of this roof area.

Supporting Statement:

It was identified that the existing polycarbonate roof was of detrimental impact to the structures heritage, being of modern materials which were not in-keeping with the surrounding structure's character. Furthermore, it was not a robust structure, likely constructed at low cost.

Site works identified the internal drainage within the lightwell as inadequate for the quantity of water it was to receive from the revised roof conditions. Installation of the consented grille would allow rainwater to directly enter this space, requiring higher levels of water to be managed by drainage provisions at ground floor level. The consented proposals would also increase the risk of further decay to the glazed brick walls of the lightwell and historic joinery present in the space.

The amended proposals seek to revise this situation by creating a direct barrier between the lightwell and water. A new code 8 lead roof is a much more robust detail which would channel water to the drainage provisions on the outside of the building. Furthermore, this new solution would mitigate the maintenance risk of decay to the internal joinery and finishes, and avoid the need for internal drainage pipes. A conservation rooflight will be utilised to best reflect the character

of the building whilst continuing to provide light to the space below, whilst offering a safer situation for those performing maintenance on the lower flat roof area.

The visibility of the revised proposals is minimal and still offers a far lesser visual impact on the building than the poly-carbonate roof system.

The proposals are seen to be compliant with policies D1, HE1, HE2, HE3 and HE4 of The Barnsley Local Plan, as these policies positively encourage developments which help the management, conservation, understanding and enjoyment of the historic environment. This is achieved as the risk of further decay to the building from water ingress is mitigated, whilst the maintenance situation of the Hall is improved through safer access.

They are seen to comply with guidance in the NPPF as the proposals have been assessed against the wider significance of Cannon Hall, and in relation to the polycarbonate roof, will replace a detracting factor to the building's heritage.

Tony Wiles, the Conservation Officer at Barnsley Metropolitan Borough Council, has been informally consulted on the proposals via email and site visits and has offered support for the proposals.

The work has been undertaken and completed on site, to take advantage of having a contractor on site and coordinating these proposed works with the wider reroofing works. The works have been undertaken under the guidance of an AABC Accredited Conservation Architect, who has advised on conservation best practice.

Original Approved Plans for this segment:

YCH02-Dr-2205-3P-1_FlatRoof_AsProposed

Amended Plans / Supporting Documents:

YCH02-Dr-2206-3P-0_Lightwell_AsProposed

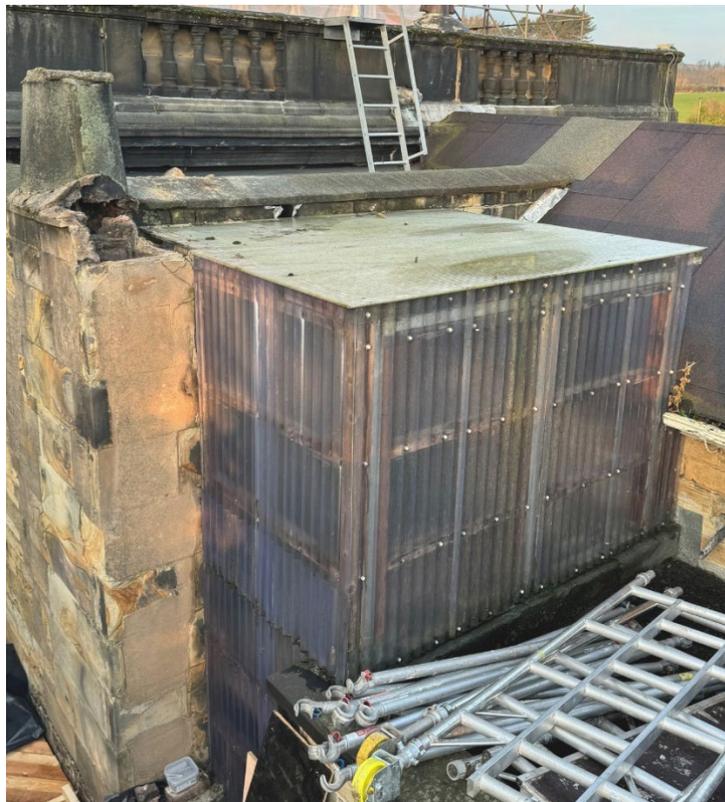


Figure 01: Existing Polycarbonate Roof over the lightwell



Figure 02: Existing Interior of the Polycarbonate Roof over the lightwell

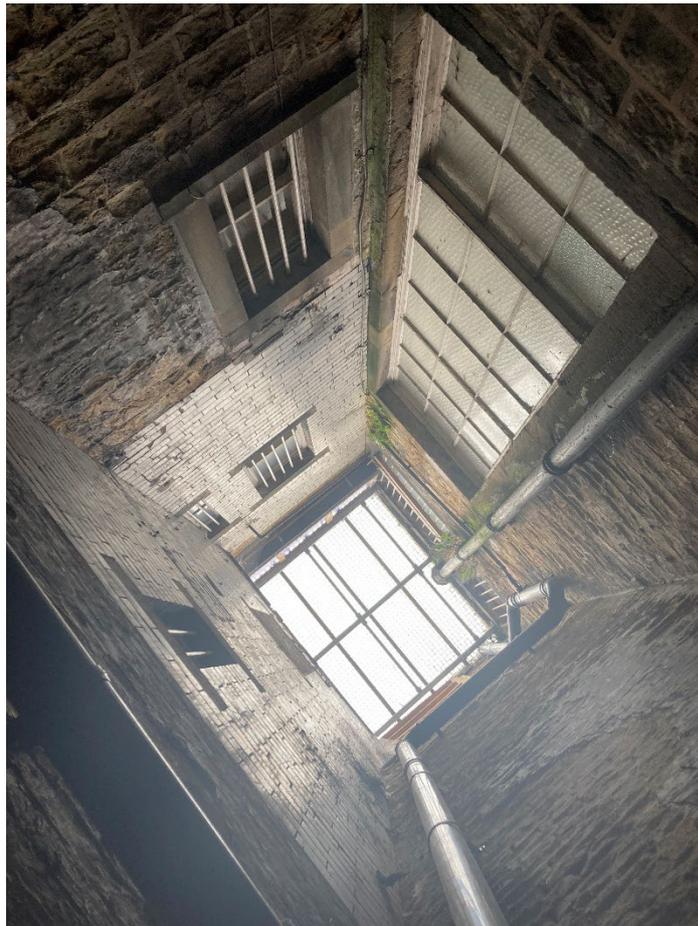
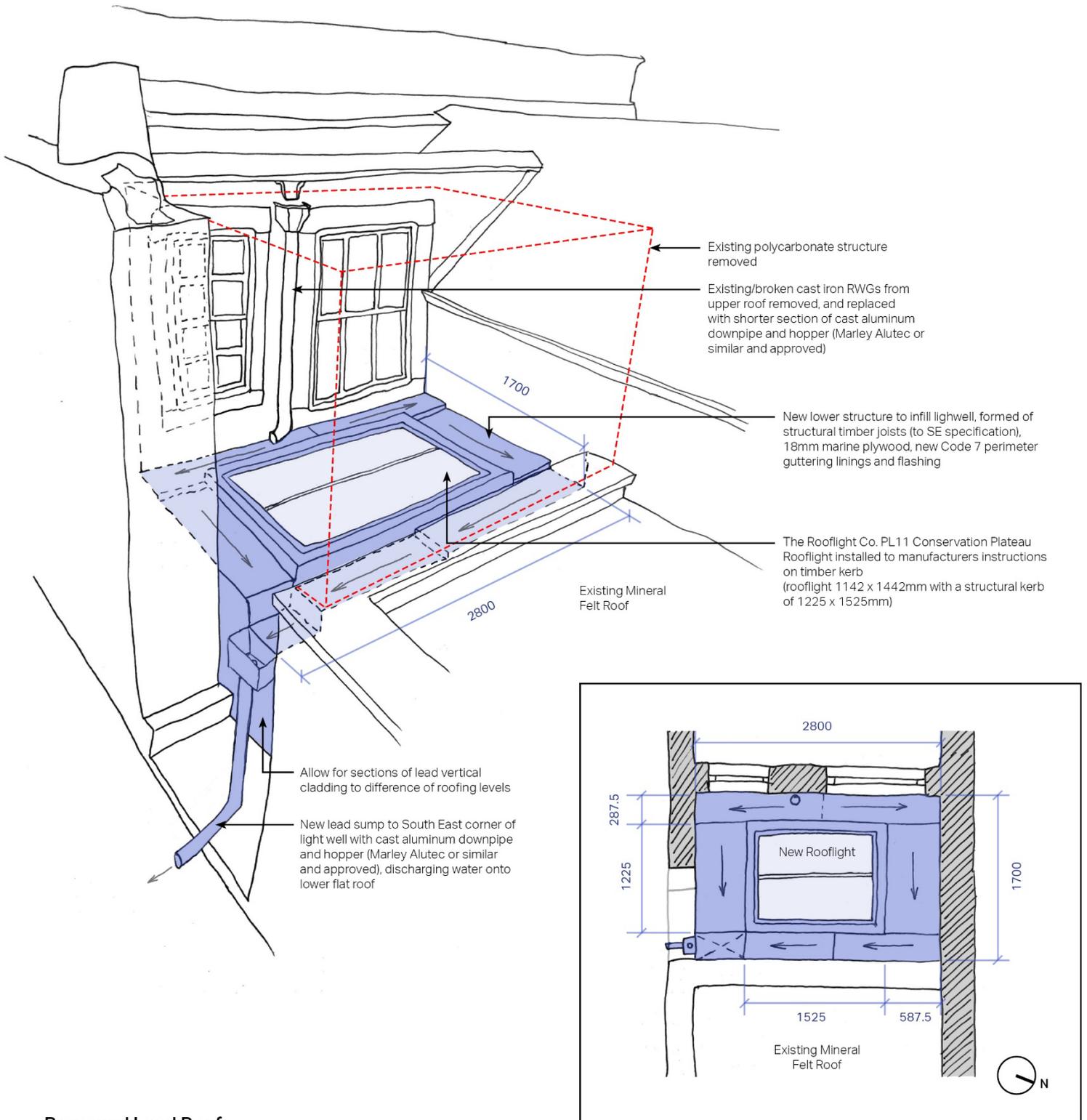


Figure 03: Polycarbonate roof from the base of the lightwell.



Proposed Lead Roof
Not to Scale

Proposed Roof Plan

Figure 04: Proposed Sketch Design



Figure 05: New Lightwell Roof.



Figure 06: New Lightwell Roof.