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Application reference numbers	2025/0799 (Full) 2025/0803 (Listed Building Consent)
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Application Types	Full and Listed Building Consent
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Proposal Description for application 2025/0466:	Variation of condition 2 of application 2023/1029 (Proposal to reroof two portions of the Cannon Hall Museum building, including the central block and lower flat roof portion to the south east of the main structure in lead with perimeter ventilation. Thermal upgrade to roof voids by laying breathable sheepswool insulation above the attic ceiling joists in these areas. Existing roof access stair housings are to be re-clad in lead. Three failed conical rooflights are to be replaced with double glazed examples to match the existing. Removal of an existing protective polycarbonate roof above an internal courtyard and its replacement with a protective grill, also stonework repairs and repointing to the internal walls. Minor repairs to stonework on the central block including balustrading, corncicing and chimneys with the two concrete chimney caps replaced in stone. Rainwater goods to be overhauled in the re-roofed areas and new lighting as M&E drawings).
Proposal Description for application 2025/0539	Variation of condition 2 of application 2023/1035 (Proposal to reroof two portions of the Cannon Hall Museum building, including the central block and lower flat roof portion to the south east of the main structure in lead with perimeter ventilation. Thermal upgrade to roof voids by laying breathable sheepswool insulation above the attic ceiling joists in these areas. Existing roof access stair housings are to be re-clad in lead. Three failed conical rooflights are to be replaced with double glazed examples to match the existing. Removal of an existing protective polycarbonate roof above an internal courtyard and its replacement with a protective grill, also stonework repairs and repointing to the internal walls. Minor repairs to stonework on the central block including balustrading, corncicing and chimneys with the two concrete chimney caps replaced in stone. Rainwater goods to be overhauled in the re-roofed areas and new lighting as M&E drawing (Listed Building Consent).
Location:	Cannon Hall Museum, Bark House Lane, Cawthorne, Barnsley, S75 4AT

Applicant	Mr Daniel Goulding (BMBC Employee)
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Number of Third Party Reps	None	Parish:	Cawthorne
		Ward:	Penistone East Ward

SUMMARY

This joint report for planning application 2025/0799 and the associated Listed Building Consent application of 2025/0803 is being brought before Members as they are Council applications in relation to Cannon Hall Museum.

Cannon Hall Museum is part of the larger Cannon Hall Estate, which is a Grade II* listed structure located within the Cannon Hall Country Park. Both Cannon Hall and the Country Park are within the Green Belt, as defined in the adopted Barnsley Local Plan. The proposal is for further variation of condition 2 of approved planning application 2023/1029 and its associated Listed Building Consent Application 2023/1035. This application is in addition to approved recent variation of condition application 2025/0466 and associated 2025/0539 (Listed Building Consent).

Specifically, the application proposes amendments to approved plans in relation to the approved materials. Most works are principally located on the roof of Cannon Hall Museum, although with the addition of a new drainpipe on a side elevation, and a drainage channel installed under a modern perimeter path, of no historical significance.

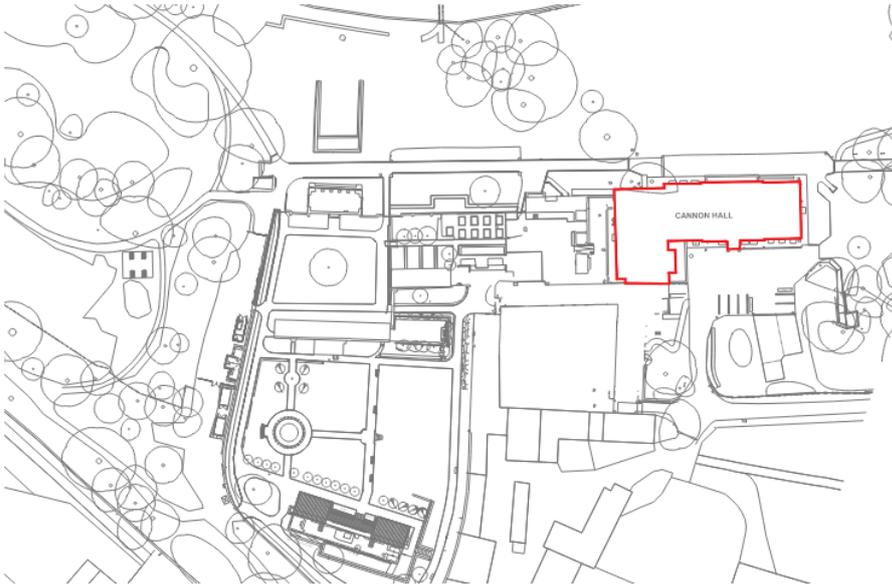
The proposed amendment to the plan is one aspect of larger approved works to the roof of the Cannon Hall Museum. In keeping with the approved works, the proposal would have minimal impact upon the historic character and appearance of the listed building, have no impact upon the Green Belt, and no impact on the amenity of neighbouring dwellings within the Cannon Hall estate.

The proposal has the support of the Conservation Officer, who believes the proposed works are 'proportionate, necessary and justified'. There was initially an objection from Historic England, but following further discussions between Historic England and the applicant's representatives, Historic England have withdrawn their objection. This withdrawal is subject to guidance outlined within the NPPF and the approval of the works by the council's Conservation Officer. From information submitted, and with the approval of the Conservation Officer, the works would be in accordance with all relevant local policies and the NPPF.

Recommendation:

GRANT Planning Permission and Listed Building Consent subject to conditions

Location Plan



Introduction

The applicant seeks a Variation of condition 2 of application 2023/1029 (Proposal to reroof two portions of the Cannon Hall Museum building, including the central block and lower flat roof portion to the south east of the main structure in lead with perimeter ventilation. Thermal upgrade to roof voids by laying breathable sheepswool insulation above the attic ceiling joists in these areas. Existing roof access stair housings are to be re-clad in lead. Three failed conical rooflights are to be replaced with double glazed examples to match the existing. Removal of an existing protective polycarbonate roof above an internal courtyard and its replacement with a protective grill, also stonework repairs and repointing to the internal walls. Minor repairs to stonework on the central block including balustrading, corncing and chimneys with the two concrete chimney caps replaced in stone. Rainwater goods to be overhauled in the re-roofed areas and new lighting as M&E drawings).

Site 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 Walled Garden is home to the Volunteer Hub and North Range Training Centre.

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. There is a Pet Crematorium on the outside of the perimeter of the walled garden to the east.

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. confirmed remodelling and extensions in the eighteenth and nineteenth centuries, and restoration in 1965.

Historic England Official Listing Details

- **Heritage Category:** Listed Building
- **Grade:** II*
- **List Entry Number:** 1151805
- **Date First Listed:** 25-Feb-1952
- **List Entry Name:** Cannon Hall
- **Statutory Address:** Cannon Hall, Bark House Lane
- **District:** Barnsley (Metropolitan Authority)
- **Parish:** Cawthorne
- **National Grid Reference:** SE 27217 08332

SE 2708 CAWTHORNE BARK HOUSE LANE (North end, off Cawthorne)
9/3 Cannon Hall 25.2.52
GV II*

Large country house, now museum. Possibly late C17 in origin but heavily remodelled 17648 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 (north east 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.

Planning History:

There is a long and complex planning history for the site, as it has developed over the years Applications from 2008 onwards in relation to or around the principal building are listed below.

Application	Description	Status
<p>2025/0466</p> <p>2025/0539 (Listed Building Consent)</p>	<p>Variation of condition 2 of application 2023/1029 (Proposal to reroof two portions of the Cannon Hall Museum building, including the central block and lower flat roof portion to the south east of the main structure in lead with perimeter ventilation. Thermal upgrade to roof voids by laying breathable sheepswool insulation above the attic ceiling joists in these areas. Existing roof access stair housings are to be re-clad in lead. Three failed conical rooflights are to be replaced with double glazed examples to match the existing. Removal of an existing protective polycarbonate roof above an internal courtyard and its replacement with a protective grill, also stonework repairs and repointing to the internal walls. Minor repairs to stonework on the central block including balustrading, corncing and chimneys with the two concrete chimney caps replaced in stone. Rainwater goods to be overhauled in the re-roofed areas and new lighting as M&E drawings.) to allow revision of lightwell treatment.</p>	<p>Approved</p>

<p>2023/1029</p> <p>2023/1035 (Listed Building Consent)</p>	<p>Proposal to reroof two portions of the Cannon Hall Museum building, including the central block and lower flat roof portion to the south east of the main structure in lead with perimeter ventilation. Thermal upgrade to roof voids by laying breathable sheepswool insulation above the attic ceiling joists in these areas. Existing roof access stair housings are to be re-clad in lead. Three failed conical rooflights are to be replaced with double glazed examples to match the existing. Removal of an existing protective polycarbonate roof above an internal courtyard and its replacement with a protective grill, also stonework repairs and repointing to the internal walls. Minor repairs to stonework on the central block including balustrading, cornicing and chimneys with the two concrete chimney caps replaced in stone. Rainwater goods to be overhauled in the re-roofed areas and new lighting as M&E drawing</p>	<p>Approved</p>
<p>2022/0442 (Listed Building Consent)</p>	<p>Installation of various equipment in order to improve wi-fi connectivity (Listed Building Consent)</p>	<p>Approved</p>
<p>2022/0040 (Advertisement Consent)</p> <p>2022/0003 (Listed Building Consent)</p>	<p>Application of vinyl signage to entrance to museum</p>	<p>Approved</p>
<p>2019/1457</p>	<p>Alterations within grounds of Cannon Hall to include: 1- Partial restoration of the glazed elements of the</p>	<p>Approved</p>
<p>2019/1429 (Listed Building Consent)</p>	<p>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</p>	
<p>2019/0722</p>	<p>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</p>	<p>Approved</p>
<p>2017/0239 (Listed Building Consent)</p>	<p>Erection of new entrance porch</p>	<p>Approved</p>
<p>2017/0213</p>	<p>Erection of new entrance porch</p>	<p>Approved</p>

2016/0758 (Listed Building Consent)	Works within grounds of Cannon Hall including restoration of Deer Shelter, repairing and access works to Ice House, 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	Approved
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 wall	Approved
2016/0071	Formation of additional car parking spaces to existing car parking facilities	Approved
2014/1015 - (Listed Building Consent)	Internal alterations to improve WC facilities and improve classroom facility	Approved
2011/1340	Erection of new farm buildings, farm shop, indoor play facility, restaurant extension and alterations to existing buildings to create additional classrooms, toilets, offices and storage	Approved
2008/1479 (Listed Building consent)	Construction of a lift shaft and provision of platform lift to provide access to exhibition floors and office	Approved

Proposal

The applicant seeks permission for the amendment of condition 2 of planning application 2023/1029, and listed building consent application 2023/1035 which both had a decision notices issued on 14th March 2024. Condition 2 is from both applications is detailed below.

The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos. Site Plan as Existing YCH.02 4000 P Rev 1; Site Boundary and Location Plan YCH.02 4002 P Rev 0; Existing Roof Plan YCH.02 1000 P Rev 2; Existing Roof Section AA YCH.02 1100 P Rev 1; Existing Roof Section BB YCH.02 1101 P Rev 2; Existing Stair Housing Section YCH.02 1102 P Rev 0; Existing Stair Housing Elevations YCH.02 2200 P Rev 2; Existing Chimney Elevations YCH.02 1201 P Rev 1; Existing Rooflights YCH.02 1202 P Rev 0; Existing West Cornice YCH.02 2203 P Rev 0; Existing East Cornice YCH.02 1204 P Rev 0; Existing Flat Roof YCH.02 1205 P Rev 0; Proposed Roof Plan Overview YCH.02 2000 P Rev 4; Proposed Roof Plan YCH.02 2001 P Rev 2; Proposed Roof Section AA YCH.02 2100 P Rev 2; Proposed Roof Section BB YCH.02 2101 P Rev 2; Proposed Stair Housing Section YCH.02 2102 P Rev 0; Proposed Stair Housing Elevations YCH.02 2200 P Rev 2; Proposed Chimney

Elevations YCH.02 2201 P Rev 2; Proposed Rooflights YCH.02 2202 P Rev 3; Proposed West Cornice YCH.02 2203 P Rev 1; Proposed East Cornice YCH.02 2204 P Rev 1; Proposed Flat Roof YCH.02 2205 P Rev 0) and specifications as approved unless required by any other conditions in this permission.

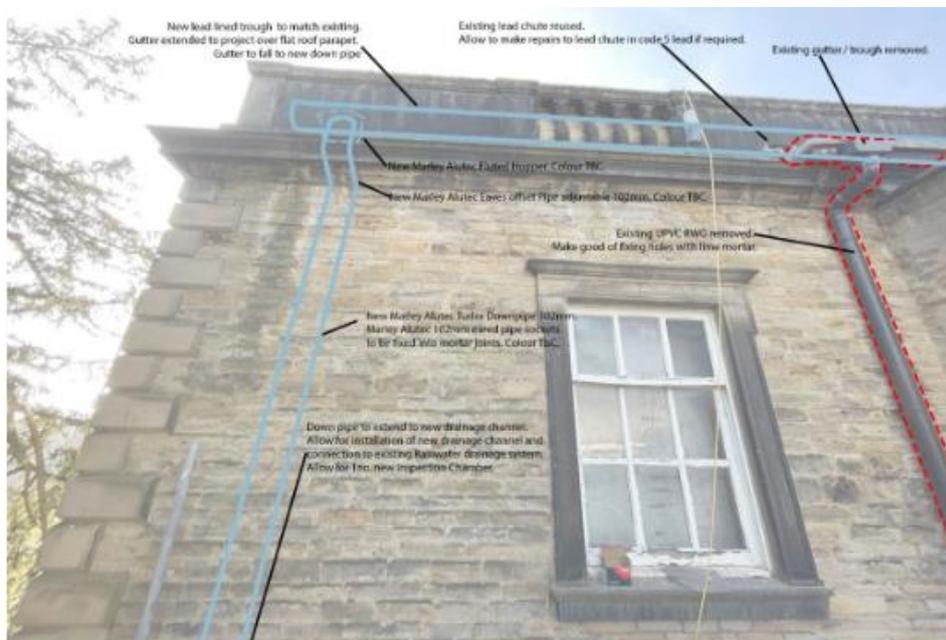
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Specifically, information outlined in the current Planning (heritage) Statement confirm that the approved works allowed:

- Drainage works and gutter amendments to South East side of the Main Hall. Which retained the existing black UPVC drainage pipes which discharge onto the lower flat roof area.

The requested amendment would seek to replace the existing black UPVC drainage pipes and felt lined timber trough, with an extended lead lined timber trough, and though the use of cast aluminium pipes, finished in black, extend the drainage pipe down a side elevation of the hall into a new drainage channel installed underneath a (modern) perimeter path to the south of the hall.

Annotated Photograph Indicating Works (from Planning Statement)

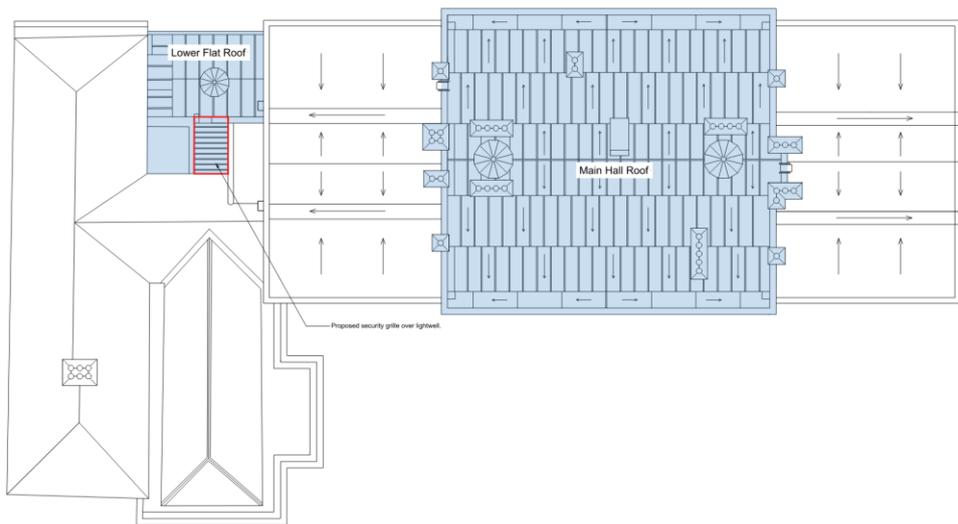


Consequential works are also proposed in relation to the roof and drainage which would alter the approved plans of applications 2023/1029 and 2023/1035 (LBC).

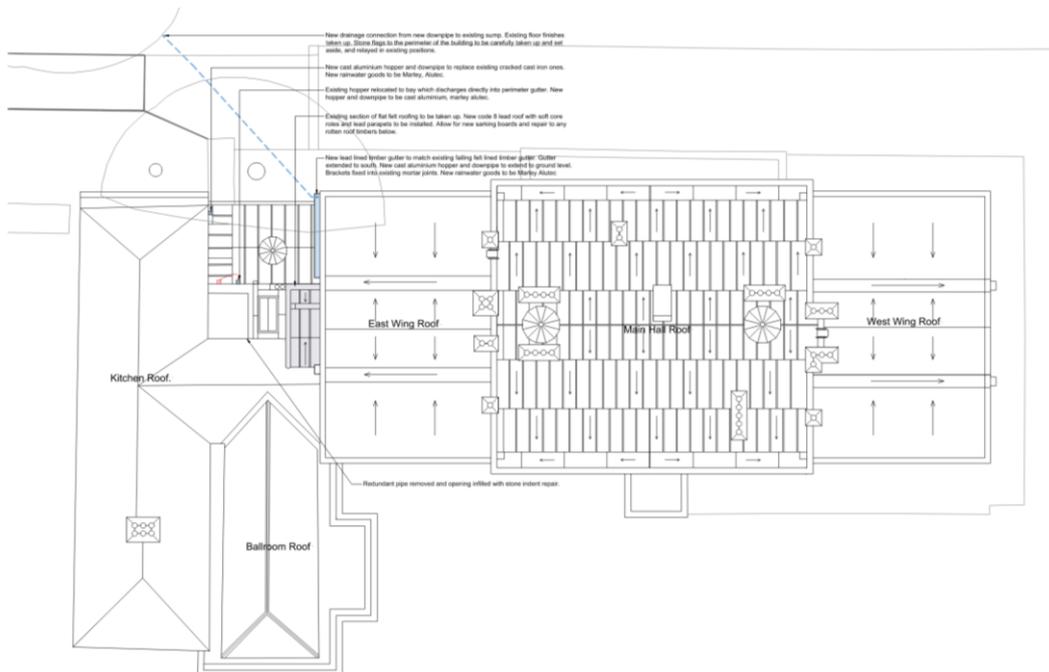
- Relocation of Downpipe on Lower Flat Roof
This would extend and relocate the downpipe to into the adjacent lead roof bay, which would discharge into the perimeter gutter.

- Reroofing felted flat roof section to East of main hall in code 8 lead
This would reroof an additional section of roof, including lead flashing, following concern over the roof failing,
- Replacement of cracked cast iron hopper with new black cast aluminium hopper
This would replace the broken hopper with a cast aluminium hopper, in black, which would match the proposed cast aluminium pipework, also in black, .
- Removal of Redundant pipe and infill of stonework above lower flat roof
With the pipe serving no purposes, it would be removed with appropriate restoration,

Roof Plan as Existing Consent



Roof Plan as Proposed



Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan

The site is identified as Green Belt within the Local Plan, and the building is a Grade II* listed structure, as such the following policies are considered to be relevant to this application:

GB1 Protection of Green Belt

GB2 Replacement, extension and alteration of existing buildings in the Green Belt

GD1 - General Development

HE1 - The Historic Environment

HE2 – Heritage Statements and General Application Procedures

HE3 – Developments affecting Historic Buildings

SD1 – Presumption in favour of Sustainable Development Policy

D1 – High Quality Design and Place Making

T4 – New Development and Transport Safety

National Planning Policy Framework (NPPF) (2024) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Chapter 13 Protecting Green Belt land

Paragraph 154 states that development in the Green Belt is inappropriate unless one of the following exemptions (amongst others) applies

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

Chapter 16. Conserving and enhancing the historic environment

Paragraph 202 States how heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These 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.

Paragraph 203 outlines that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- (d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- (e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- (f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (g) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 states 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 208 outlines that 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.

Paragraph 210 states in determining applications, local planning authorities should take account of:

- (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.

Consultations

Historic England – An objection was originally received in relation to the impact of the proposals on the historic character of the dwelling. Following discussion and clarification between the Conservation Officer and Historic England, the objection was withdrawn, with informal confirmation of this received. The Formal re-consultation period with Historic England has been started, with formal confirmation of no objection expected.

Conservation Officer – The conservation officer acknowledged that they had been aware of the proposal for some time, and in addition to providing no objection to the original planning and listed building consent applications of 2023/1029 and 2023/1035 respectively; they also offered full support to the recent variation of condition application and associated listed building consent application of 2025/0466 and 2025/0539 respectively.

For this application and the associated listed building consent application, they have made no objection to the proposals and highlighted the merits of the application which in their own summery state the the proposed works are 'proportionate, necessary and justified'. Their comments and support of the application also assisted in the withdrwal of the objection by Historic England.

Cawthorne Parish Council – No objections received

Ward Councillors – No objections received

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Neighbour notification letters were sent to nearby residents; the application was advertised by way of a site notice; a press notice in the local newspaper and advertised on the Council's website. No representations have been received.

Assessment

The main issues for consideration are as follows:

- The principle of development
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development and impact on Listed Building

The site is located within land designated as Green Belt whereby development including the extension or alteration of a building may be acceptable when it does not result in disproportionate additions over and above the size of the original building. The originally approved works of applications 2023/1029 and 2023/1035, and the resulting works proposed by way of variation of condition 2 of those applications, which this application seeks, would in both instances not result in any significant changes to the overall size of the original building, and therefore not have a negative impact on the Green Belt.

In addition to its location within the Green Belt, Cannon Hall Museum is also a Grade 2* listed building. In similarity to the original planning application of 2023/1029, where Listed Building Application 2023/1035 was simultaneously approved, an accompanying Listed Building Consent Application has been submitted with this planning application. Applications for works affecting a listed building should conserve and enhance the significance and setting of the historical asset, respect historic precedents of scale, form, massing, architectural detail and ensure the use of appropriate materials that contribute to the special interest of a building. A heritage statement providing detailed information and justification for works is also required and was provided for this application in the form of a planning statement. Additional consultation from Historic England and the local authority's Conservation Officer is also required. By the nature of the application, the proposed works vary from those approved but would have a limited impact on the historic fabric of the building. With the full support of the Conservation Officer, and the original objection from Historic England having been withdrawn, there would be only a limited impact upon the

historic nature of the museum or broader Cannon Hall estate. The proposal would therefore be in accordance with Policy HE1

Finally, all proposals should also be of a high standard design, respect the character of the existing building and its surroundings and have no adverse effect on the amenity of residents, visual amenity of the area or highways safety. These considerations are discussed in more detail below.

Scale, Design and Impact on Character

The approved works and by default the proposed amended work requested by way of variation of condition 2 of applications 2023/1029 and 2023/1035 (listed building consent) are predominantly proposed for the central roof sections of the museum, either the roof itself or its fixtures and fittings. However, this application partially extends onto the side elevation of the hall and on to the perimeter pavement. The pavement has been described as modern, so is of no historical merit. The list below details the approved works from the 2023 applications:

- Reroof the central block of the main Cannon Hall Museum building in lead with perimeter ventilation.
- Reroof the lower flat roof portion to the south east of main building in lead with perimeter ventilation
- A thermal upgrade to roof voids using breathable sheep wool installation above ceiling joints in the areas of (presumably) of roof upgrades)
- The existing roof access stair housings to be re-clad in lead.
- Three failed conical rooflights are to be replaced with double glazed examples to match the existing.
- Remove vegetation and debris from courtyard floor and DOFF cleaning to courtyard floor.
- Stonework repairs and repointing to the internal walls.
- Minor repairs to stonework on the central block including balustrading, cornicing and chimneys with the two concrete chimney caps replaced in stone.
- Rainwater goods to be overhauled in the re-roofed areas and new lighting

Additionally, a separate variation of condition 2 application 2025/0466 and 2025/0539 (listed building consent) gained approval for the following works:

- the installation of a new conservation rooflight to the majority of the lightwell with a surrounding code 8 gutter, and a new rainwater sump and downpipe will carry water to the lower segment of this roof area.

This approval was in relation to the 'Removal of an existing protective polycarbonate roof above an internal courtyard and its replacement with a protective grill' as outlined in approved plans YCH.02 2001 P Rev 2 and Proposed Flat Roof YCH.02 2205 P Rev 0. Of applications 2023/1029 and 2023/1035 (Listed Building Consent).

The original approved works would have a modest impact upon the scale, design or character of the museum or broader structure of Cannon Hall, particularly with much of the

works being located on top of the roof and not overtly visible from the grounds of Cannon Hall, and even less so from the country park it sits within.

The proposed variation of condition would allow both an improvement in the proposed materials used within the development but also slightly extend the works beyond just the roof areas of the hall. In more detail, the proposed cast aluminium drainage pipes, in black, the removal of the redundant drainage pipe, and to an extent, the replacement roof would have a positive impact on the visual appearance and historical character of the hall.

In contrast to the improvements mentioned above, whilst the proposed drainage works to the modern perimeter path would likely have an insignificant impact, the addition of an additional drainpipe on the side elevation of the hall and an extended timber trough. would have a limited impact on the aesthetics and historical character of the museum and broader structure. However, there is sufficient mitigation provided which outlines the justification for all proposed works, most notably the prevention of further water damage and easier maintenance access, again to assist in the prevention of future remediation work.

From a conservation perspective, the conservation officer is aware of the proposed works and raised no objections with a final summery of 'Overall, the matters in the variation were discussed and agreed some time ago as proportionate, necessary and justified. Consequently, I raise no objections.' In addition, Historic England have entrusted the supervision of compliance of the proposals with the Conservation Officer.

With minimal impact from the approved works already established in the approved applications, and the proposed works split between providing enhancement, and posing a limited amount of harm to character of the building; on balance, the proposal would have be considered to have little or no harm to the scale, design or character of the original building. The proposal also meets the requirements of local policies G1 and D1, which carries moderate weight in favour of the proposal.

Residential Amenity

The approved works are almost entirely restricted to central section's Cannon Hall's Roof, principally those above the Museum, although as noted do extend slightly onto one side elevation and onto the modern perimeter fence. The proposed variation of condition 2, would allow for a modest change to proposed works in relation to a drainage infrastructure and a small section of re-roofing.

The existing approved works, along with the proposed amendment to the works, particularly due to their location predominantly upon the roof would, excluding any inconvenience during construction, have little or no impact on the amenity of residents of the nearby cottages. The proposal also meets the requirements of local policies G1, which carries moderate weight in favour of the proposal.

Highway Safety

Excluding any potential and temporary impact caused during construction, the proposals would have no impact upon access or parking provision, resulting in no impact on Highway Safety.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be appropriate development in the green belt and is located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs moderately in favour of the application.

The proposal is therefore, on balance, recommended for approval.

RECOMMENDATION: Approve subject to conditions

Conditions 2025/0799

1. The development hereby permitted shall be begun before the expiration of 3 years from the 14th March 2024.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990 and the associated application 2023/1029

2. The development hereby approved shall be carried out strictly in accordance with the amended plans:
 - Site Plan as Existing YCH.02 4000 P Rev 1;
 - Site Boundary and Location Plan YCH.02 4002 P Rev 0
 - Roof Plan as Existing Consent YCH.02 9003 3P Rev 0
 - Existing Roof Section AA YCH.02 1100 P Rev 1
 - Existing Roof Section BB YCH.02 1101 P Rev 2
 - Existing Stair Housing Section YCH.02 1102 P Rev 0
 - Existing Stair Housing
 - Elevations YCH.02 2200 P Rev 2
 - Existing Chimney Elevations YCH.02 1201 P Rev 1
 - Existing Rooflights YCH.02 1202 P Rev 0
 - Existing West Cornice YCH.02 2203 P Rev 0;
 - Existing East Cornice YCH.02 1204 P Rev 0
 - Existing Flat Roof YCH.02 1205 P Rev 0
 - Proposed Roof Plan Overview YCH.02 2000 P Rev 4
 - Roof Plan as Existing Consent YCH.02 9002 3P Rev 0
 - Proposed Roof Section AA YCH.02 2100 P Rev 2
 - Proposed Roof Section BB YCH.02 2101 P Rev 2
 - Proposed Stair Housing Section YCH.02 2102 P Rev 0
 - Proposed Stair Housing Elevations YCH.02 2200 P Rev 2
 - Proposed Chimney Elevations YCH.02 2201 P Rev 2
 - Proposed Rooflights YCH.02 2202 P Rev 3
 - Proposed West Cornice YCH.02 2203 P Rev 1

- Proposed East Cornice YCH.02 2204 P Rev 1
- Proposed Flat Roof YCH.02 2205 P Rev 0
- Planning Statement 11.09.25 (Received 15.09.2025)

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making

3. All materials used shall be in accordance with those described on the submitted plans and accompanying documentation, which have been approved by the Conservation Officer.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3

4. Upon commencement of the development, a bat box should be installed on a nearby tree. Photographic evidence of the installed bat box shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To conserve and enhance biodiversity in accordance with Local Plan Policy Bio1.

Informative

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.
2. A bat survey report has been submitted to support the application for the renovation works proposed. The survey identified no bat roosts within features of the hall proposed for renovation works and identified no constraint to the works in terms of bats. However, the report also recommends that work proceeds with caution and if bats are found, works cease immediately and advice is sought.
3. A house martin nest was noted nesting to the north-east elevation of the kitchen. Although the renovation works proposed will not affect the kitchen, it is recommended that if renovation works take place during the nesting bird season (March - August inclusive) that these are proceeded by a nesting bird check undertaken by an appropriately qualified ecologist.

Conditions 2025/0803 (Listed Building Consent)

1. The development hereby permitted shall be begun before the expiration of 3 years from the 14th March 2024.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990 and the associated application 2023/1035

5. The development hereby approved shall be carried out strictly in accordance with the amended plans:

- Site Plan as Existing YCH.02 4000 P Rev 1;
- Site Boundary and Location Plan YCH.02 4002 P Rev 0
- Roof Plan as Existing Consent YCH.02 9003 3P Rev 0
- Existing Roof Section AA YCH.02 1100 P Rev 1
- Existing Roof Section BB YCH.02 1101 P Rev 2
- Existing Stair Housing Section YCH.02 1102 P Rev 0
- Existing Stair Housing
- Elevations YCH.02 2200 P Rev 2
- Existing Chimney Elevations YCH.02 1201 P Rev 1
- Existing Rooflights YCH.02 1202 P Rev 0
- Existing West Cornice YCH.02 2203 P Rev 0;
- Existing East Cornice YCH.02 1204 P Rev 0
- Existing Flat Roof YCH.02 1205 P Rev 0
- Proposed Roof Plan Overview YCH.02 2000 P Rev 4
- Roof Plan as Existing Consent YCH.02 9002 3P Rev 0
- Proposed Roof Section AA YCH.02 2100 P Rev 2
- Proposed Roof Section BB YCH.02 2101 P Rev 2
- Proposed Stair Housing Section YCH.02 2102 P Rev 0
- Proposed Stair Housing Elevations YCH.02 2200 P Rev 2
- Proposed Chimney Elevations YCH.02 2201 P Rev 2
- Proposed Rooflights YCH.02 2202 P Rev 3
- Proposed West Cornice YCH.02 2203 P Rev 1
- Proposed East Cornice YCH.02 2204 P Rev 1
- Proposed Flat Roof YCH.02 2205 P Rev 0
- Planning Statement 11.09.25 (Received 15.09.2025)

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making

2. All materials used shall be in accordance with those described on the submitted plans and accompanying documentation, which have been approved by the Conservation Officer.

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3

3. Upon commencement of the development, a bat box should be installed on a nearby tree. Photographic evidence of the installed bat box shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To conserve and enhance biodiversity in accordance with Local Plan Policy Bio1.

Informative

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.
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3. A house martin nest was noted nesting to the north-east elevation of the kitchen. Although the renovation works proposed will not affect the kitchen, it is recommended that if renovation works take place during the nesting bird season (March - August inclusive) that these are preceded by a nesting bird check undertaken by an appropriately qualified ecologist.

The above consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's right to respect for his private and family life, his home and his correspondence.