
2023/1029 and 2023/1035 (Listed Building Consent) – Joint Report

Applicant: Karen Buttery (BMBC)

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

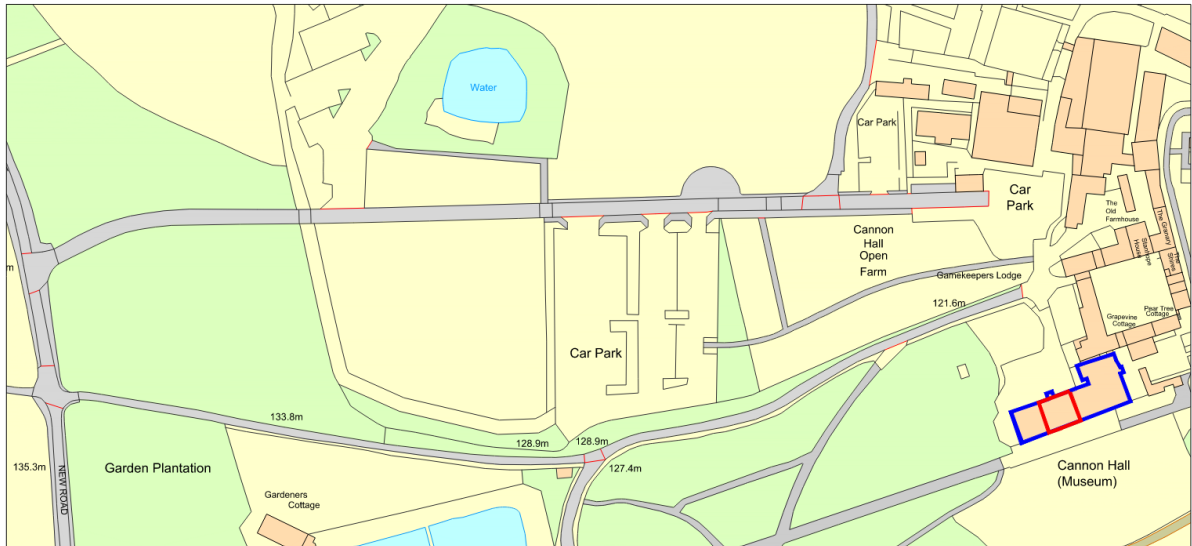
Description: Proposal to reroof two portions of the Cannon Hall Museum building, including the central block and lower flat roof portion to the south east of the main structure in lead with perimeter ventilation. Thermal upgrade to roof voids by laying breathable sheepswool insulation above the attic 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 drawings.

Site & Location 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 undesigned 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.

The proposal has been confirmed to be in Flood Zone 1, an area with low probability of flooding.



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*Ownership boundary defined as Cannon Hall building, whilst site boundary dictates specific location of roof works defined in this proposal.

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 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 (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.

Barnsley MB Cannon Hall - official guide

Listing NGR: SE2721708332

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **334129**

Legacy System: **LBS**

Sources

Other: Register of Parks and Gardens of Special Historic Interest in England, Part 37 South Yorkshire,

Planning History:

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

- **2022/0442** - Installation of various equipment in order to improve wi-fi connectivity (Listed Building Consent) – Approved 23rd September 2023
- **2022/0040 & 2022/0003 (listed building consent)** Application of vinyl signage to entrance to museum (Advertisement Consent) - Approved 8th April 2022
- **2019/1457 & 2019/1429 (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 - Approved with conditions 19th March 2020
- **2019/0722** - 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 – approved 25/11/2020
- **2017/0239** - Erection of new entrance porch (Listed Building Consent) – Approved with conditions 24th May 2017

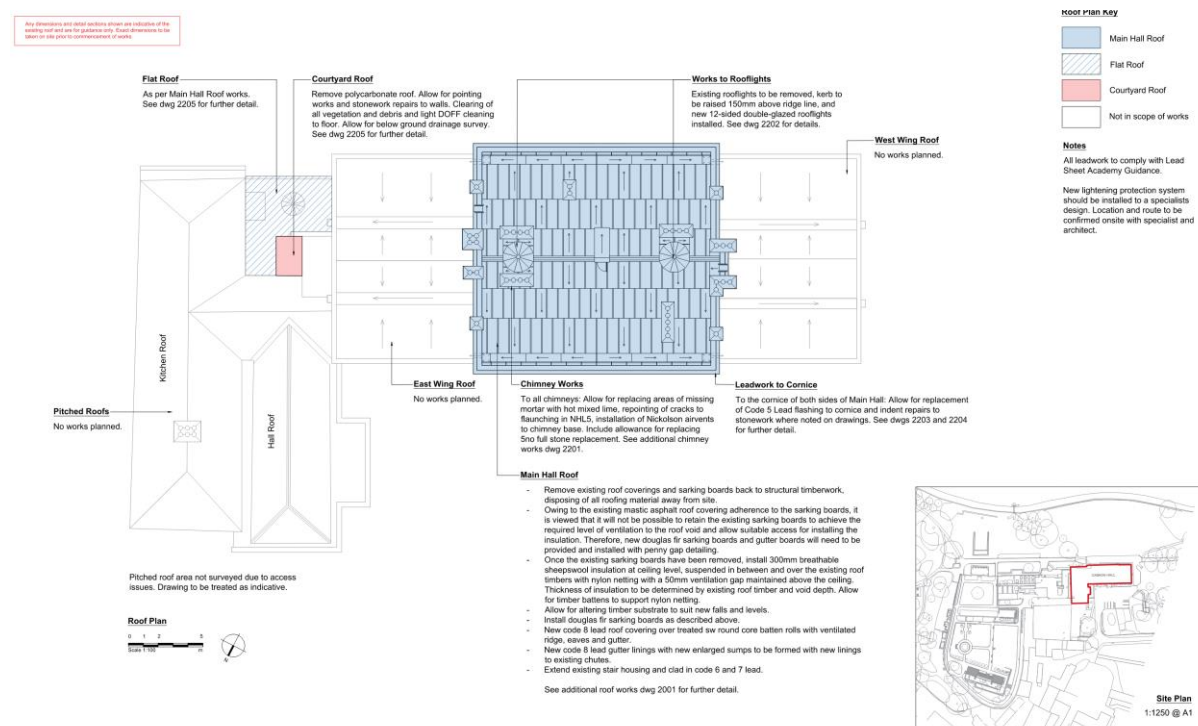
- **2017/0213** Erection of new entrance porch - Deemed Planning Permission Granted 24th May 2017
- **2016/0758** - Works within grounds of Cannon Hall including restoration of Deer Shelter, repairing and access works to Ice House, formation of hard standing amendments to forecourt, south terrace and 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. (Listed Building Consent) – Approved with Conditions 9th August 2016
- **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 with Conditions 9th August 2016
- **2016/0071** - Formation of additional car parking spaces to existing car parking facilities – Approved with conditions 29th September 2016
- **2014/1015** - Internal alterations to improve WC facilities and improve classroom facility (Listed Building Consent) - Approved with conditions 23rd October 2014
- **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 with conditions 5th April 2012
- **2008/1479** - Construction of a lift shaft and provision of platform lift to provide access to exhibition floors and office (Listed Building consent) - Approved with conditions 28th January 2009

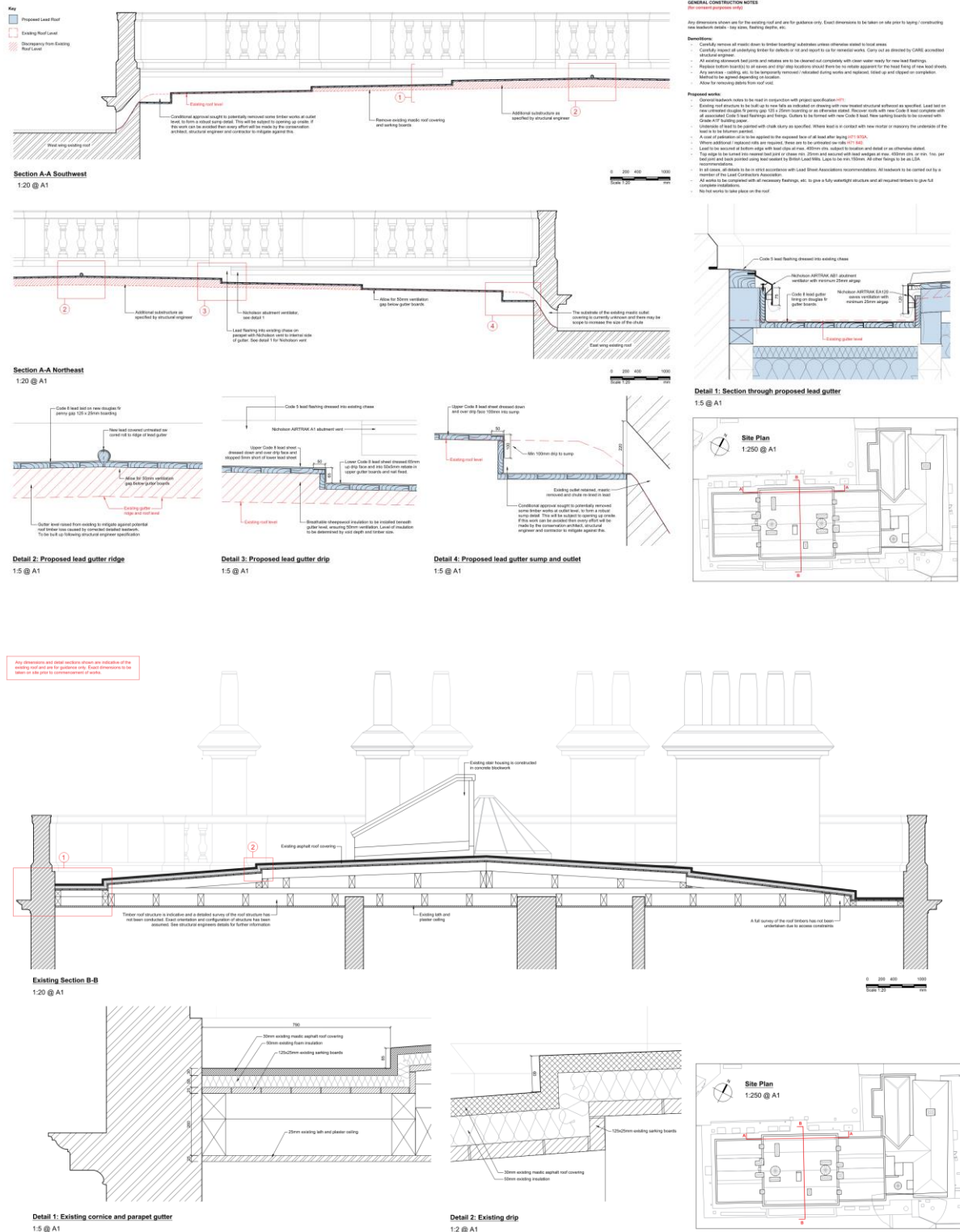
Proposed:

The proposal is for reroofing of two sections of roof, internal thermal installation and other auxiliary external and internal works within the areas around the roofs.

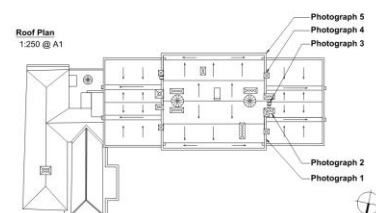
- Reroof the central block of the main Cannon Hall Museum building in lead with perimeter ventilation.
- Reroof the lower flat roof portion to the south east of main building in lead with perimeter ventilation
- A thermal upgrade to roof voids using breathable sheep wool installation above ceiling joints 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.
- Removal of an existing protective polycarbonate roof above an internal courtyard and its replacement with a protective grill
- 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

Existing and Proposed Plans, Elevations and Sections





Existing section BB above and proposed below.





Photograph 1



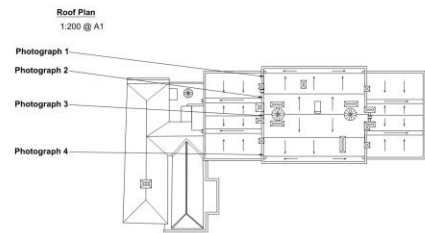
Photograph 2



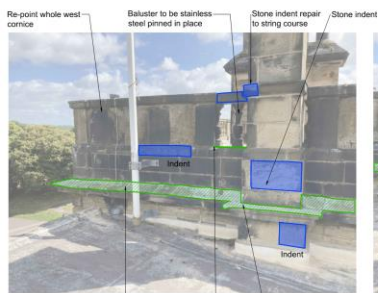
Photograph 3



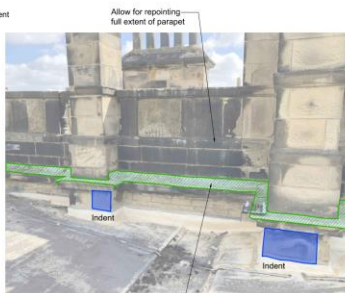
Photograph 4



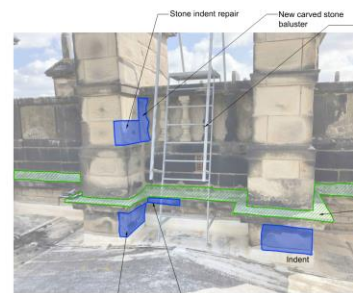
Existing west and east Corning above and proposed corning plans below,



Photograph 1



Photograph 2



Photograph 3



Photograph 4



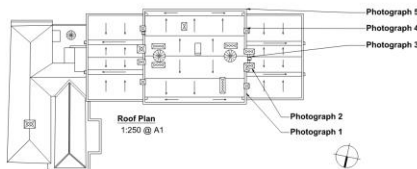
Photograph 5

GENERAL CONSTRUCTION NOTES
(See contract documents and drawings)

Any demolition work shall be done in accordance with the relevant Health and Safety Regulations and the relevant Building Regulations. All demolition work shall be done in accordance with the relevant Building Regulations and the relevant Health and Safety Regulations. All demolition work shall be done in accordance with the relevant Building Regulations and the relevant Health and Safety Regulations.

Proposed works:

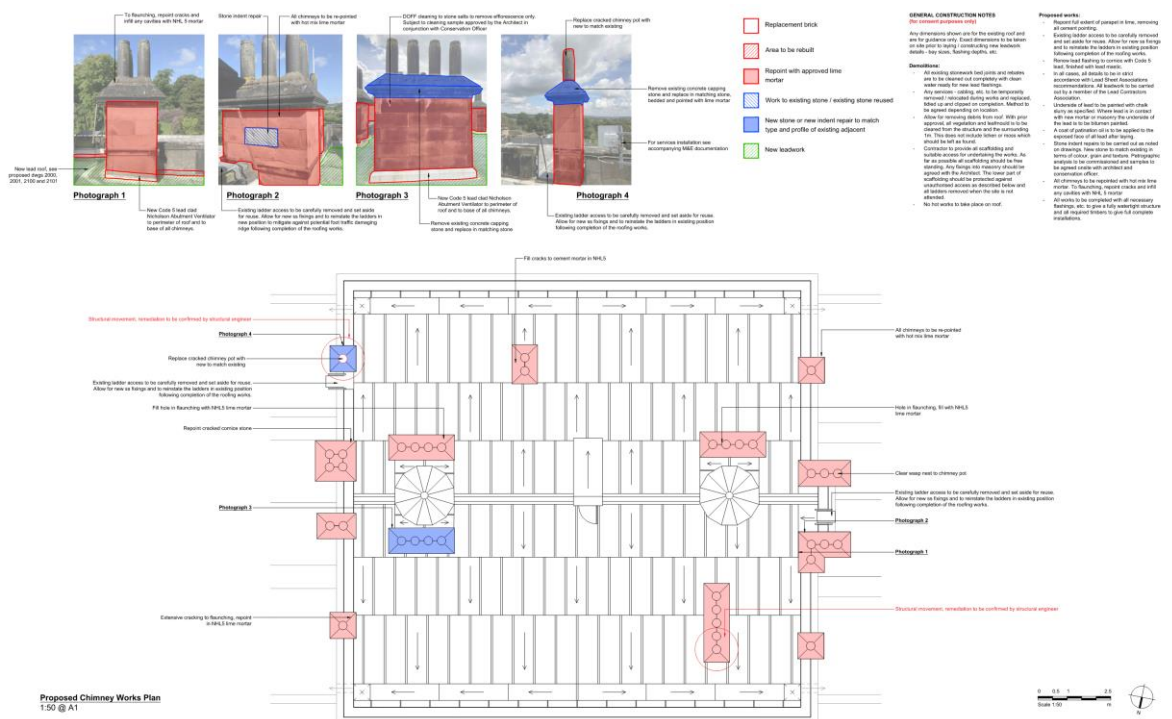
- Report full extent of parapet in time, removing all cement pointing.
- Existing parapet to be removed, removed and set aside for reuse. Allow for new ss flange and to restate the ladders in existing position following completion of the roofing works.
- Remove lead flashing to cornice and Code 5 lead.
- Remove all old stone.
- In all cases, all stone to be in strict accordance with Local Stone Association recommendations. All leadwork to be carried out by a member of the Lead Contractors Association.
- Leadwork of lead to be pointed with lead mortar, all identified where lead is in contact with new mortar in respect of the condition of the lead to be the minimum pattern.
- A coat of galvalume oil to be applied to the exposed lead at all lead after setting.
- Stone indent repair to be carried out as noted on drawings. New stone to match existing in terms of colour, grain and texture. Photographs are to be carried out and carried to the agreed levels with attention to construction detail.
- All chimney to be repaired with hot mix lime mortar. To be repaired, report cracks and all any cracks with HPS 2 mortar.
- All work to be completed and all necessary leadwork, etc. to be given a very thorough inspection and all work to be given full completion.





Photograph 4





Local Plan Designation: Green Bet

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

- **Historic England:** Confirmed that they have no concerns and support the proposal to improve the fabric of Cannon Hall
- **Ecology:** Awaiting their response to a Bat Survey, which suggests there would be no further surveys would be required if works were to commence within 24 months of the date of the survey.
- **Parish Council:** No comments or objections received.
- **Ward Councillors:** No comments or objections received.
- **Conservation:** The conservation officer has provided a full assessment and in conclusion supports the plans to make the roof watertight, they also confirm that the works would have minimum loss to the fabric of the building and impact upon the significance of the listed building overall.

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 was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a

series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

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, relevant sections and paragraphs include:

Section 12: Achieving well-designed and beautiful places -

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates: -

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Section 13. Protecting Green Belt land

142. The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

143. Green Belt serves 5 purposes:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Section 16. Conserving and enhancing the historic environment –

195. 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.

Proposals affecting heritage assets.

200. 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.

201. 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.

202. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

203. 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.

208. 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.

Local Plan

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

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

HE1 - The Historic Environment: 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.

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.

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.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Principle of development

As the application site is located within land designated as Green Belt, and that the structure is Grade II* historically listed; whilst development is not prohibited, extra justification and compliance with additional local and national policy is required. In adhering with local policy, recommendations from the conservation officer are a significant factor in relation to compliance with policies HE1 and HE3.

Visual Amenity, and Impact Upon the Green Belt

As most work is proposed to be carried out to the roof or fixtures upon the roof, there would be limited impact upon the visual amenity of the building. Potentially the most noticeable work may be the replacement of the roof lights, as they are slightly larger than the existing. In mitigation of this change, due to their position within the roof, they would remain broadly hidden from view. Similarly, because of the height of the museum's roof, a similar situation would apply to most proposed works on or around the roof, especially detailing which is difficult to see from the ground. Due to the Museum's elevated position within the country park, viewing roof features from the country park would equally be difficult.

With no significant impact to the character or visual amenity of the museum, the impact within the Green Belt would be negligible and broadly unnoticeable when viewing the museum from any distance. The development would not be inappropriate and nor would it affect the openness of the green belt.

Historical Impact

Detailed in the conservation officers' report is the rationale for the works which are described as restorative and in need as the current roof surface has reached the end of its lifespan. The proposal is the initial phase of plans to undertake full roof repairs. Funding for the scheme includes part Arts Council Museum Estate and Development grant fund.

The conservation officer has stated that they have been involved in discussions for what now would be in excess of six months with Cannon Hall, BMBC (Assets and the Culture team), Historic England and Architects from Donald Insall Associates and has offered advice through a pre-application enquiry in relation to the proposed works.

The Conservation officer's final recommendation in relation to both the planning and Listed Building applications is quoted below.

"I would suggest the proposal provides the best balance between an honest but justified repair that will ensure the roof is made watertight. I would also suggest this involves the minimum of fabric loss or harm to the significance of the LB. Overall I raise no objections and fully support the proposal."

Residential Amenity Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety. Due to both the isolated location of the application site and that the works are limited to areas around the roof, there would be no impact on residential amenity.

Summary

The works appear to be essential maintenance and restoration of an important listed building. The works have no significant impact on the character or visual amenity of the building, or the openness of the Green Belt. The conservation officer has reviewed and approved the works, which would result in no harm to historical character of the dwelling.

Recommendation: Approve with conditions