2021/1155

S Sutton on behalf of BMBC

Change of use of buildings to Class E retail and/or exhibition space

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

The application is presented to Members as the Council is the applicant.
No objections have been received.

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 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 south western boundary, adjacent to the Garden Centre.

The application relates to a small single storey building located to the east of the hall and forms part of the southern elevation of the walled garden.



Site History

2016/0633 - 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 setting (Planning Permission)

2016/0758 - Works within grounds of Cannon Hall including restoration of Deer Shelter, repairing and access works to Ice House, 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)

2017/0213 - Erection of new entrance porch
2017/0239 – Erection of new entrance porch (Listed Building Consent)
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)
2017/0766 – Conversion of existing outbuilding and siting of wooden clad container for use as a pet crematorium.
2017/0771 – Conversion of existing outbuilding and siting of wooden clad container for use as a pet crematorium (Listed Building Consent)
2019/1429 – Alterations within grounds of Cannon Hall to include: Partial restoration of the glazed elements of the North Range greenhouse in the Walled Garden; existing cart shed to kiosk conversion; change in floor surface material to the Deer Shelter; erection of a new boat shed close to the middle Lake of the Daking Brook Lakes and a new boat landing jetty/dipping platform
2019/1457 – Alterations within grounds of Cannon Hall to include: Partial restoration of the glazed elements of the North Range greenhouse in the Walled Garden; existing cart shed to kiosk conversion; change in floor surface material to the Deer Shelter; erection of a new boat shed close to the middle Lake of the Daking Brook Lakes and a new boat landing jetty/dipping platform (Listed Building Consent)
2020/1414 – 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.
2020/1447 – 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. (Listed Building Consent)

Proposed Development

The applicant seeks permission to change the use of the small range of buildings referred to as the Potting Shed and Display House adjacent to the Hall, to a use within Class E particularly retail and/or an exhibition space.

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 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

The site is allocated as Green Belt and Cannon Hall Historic Park and Garden within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy GB2 Replacement, Extension and Alterations of Existing Buildings within the Green Belt
Policy GB3 Changes of Use in the Green Belt
Policy HE1 The Historic Environment
Policy HE2 Heritage Impact Assessments and General Application Procedures
Policy HE3 Developments Affecting Historic Buildings
Policy TC1 Town Centres
Policy T4 New Development and Transport Safety
Policy POLL1 Pollution Control and Protection
Policy BIO1 Biodiversity and Geodiversity

NPPF

The National Planning Policy Framework (NPPF) 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.

Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 150 goes on to states that certain forms of development are not inappropriate in the Green Belt which includes the re-use of buildings provided that the buildings are of permanent and substantial construction.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Consultations

Conservation Officer – No objections
Historic England – No objections
Pollution Control – No objections
Highways DC – No objections
Biodiversity – No objections
Gardens Trust – No objections
Parish Council – No comments received
Ward Members – No comments received

Representations

The application was advertised by way of neighbour notification letters, a site notice and a press advert that was published in the Barnsley Chronicle. No representations 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. As such the main issues are the impact on the heritage of the site and the green belt. Consideration also needs to be given to the impact of the proposed retail use, impact on biodiversity, and impacts on residential amenity and highway safety.

Principle of development

The application site is designated as within the Green Belt; it is therefore necessary to assess whether the development would be classed as inappropriate development or not. In the respect of the proposed change of use of the brick range to the east of the Hall; Paragraph 150 (d) of the NPPF states that the re-use of buildings which are of permanent and substantial construction is not inappropriate development within the Green Belt. In this case the building is considered to be of sufficiently substantial construction to be considered appropriate development in the Green Belt.

The proposal put forward is for the use of the building for retail and/or exhibition space. Given the proposal could be used for retail it is necessary to assess whether there would be any impact on the vitality and viability of the town centre or local centres given the site is outside these defined areas. In this case the building to be converted is less than 50 square metres in floor area and therefore is below the threshold for an impact assessment. It is closely associated with Cannon Hall itself and will therefore be ancillary to its tourism use and will not have any separate parking associated with it (the existing car parks will be used). It therefore represents a small scale usage that will not impact on the vitality or viability of other centres and is therefore considered acceptable.

Visual Amenity and Impact on Listed Buildings

The application seeks permission to change the use of the existing building without any external or internal alterations to the fabric of the building nor the landscaping to the front of it.

The Conservation Officer, Historic England and The Gardens Trust have raised no objections to the proposed development given that there are no changes proposed to the external or internal fabric of the buildings nor are any changes proposed to the landscaping surrounding the building.

It is considered that the proposal will have substantial benefits of providing a viable use for the building and its onward preservation.

It is therefore considered that the proposal outlined above are acceptable and in compliance with Local Plan Policy GB3, HE1, D1 and GD1

Highway safety

The proposal does not result in the loss of parking provision nor a requirement for additional provision.

Residential Amenity

Whilst there are residential properties located within the vicinity of the site they are sufficient distance away from the building to ensure it would not lead to an increase in overlooking or overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and as such are in compliance with Local Plan Policy GD1.

Other Issues

The bat emergence survey indicated that there were bats within the vicinity of the premises but showed that there were no bats emerging from the building in question. Whilst the survey submitted was from 2017, the Biodiversity Officer has indicated that an updated survey would not be required given that no roosts were found in 2017 and has therefore raised no objections to the scheme

Recommendation

Approve subject to conditions