

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: 10.09.2025

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.

Additional roofing & drainage works to Cannon Hall.

(Additional Items of work are listed below detailing consented proposals, amendments and supporting statements).

1. *Drainage works and gutter amendments to South East side of the Main Hall.*

Consented Proposals

Present proposals retain the existing black UPVC drainage pipes which discharge onto the lower flat roof area.

Description of the Amendment:

The existing black UPVC drainage pipes and felt lined timber troughs are removed. A new lead lined trough is installed, extended to the South side of the hall. A new black cast aluminium downpipe and hopper are installed and run down the side of the hall to ground level. A new drainage channel will be installed beneath the path to the south of the hall. New rainwater goods to be Marley Alutec range.

Supporting Statement:

The existing rainwater goods are not of historic interest. They are likely a 20th century replacement due to their UPVC and felt lined construction. The existing rainwater drainage route runs water onto the lower section of flat roof before it is then discharged into a perimeter gutter, providing a potential source for blockage if debris built up between the newly installed lead bays.

The proposed materials will be cast aluminium and finished in black, an improvement and more sensitive finish for the historic building compared to those presently installed. The extension of the timber drainage trough further along the side will have minimal impact on the building and is largely

screened by the large tree to the south of the flat roof area. Being lead lined instead of felt lined, this will be a more robust detail than before.

The installation of a new drainage channel will not impact any historic or significant fabric, only affecting the modern perimeter path to the hall.

Overall this proposal will be more in keeping with the Hall's character than the existing arrangement, and be a more efficient drainage route, aiding to safeguard the structure better from water. The maintenance requirements for this area are also reduced, with access to the lower flat roof not required to unblock this pipe.

2. Relocation of Downpipe on Lower Flat roof.

Consented Proposals

Present proposals do not amend this downpipe.

Description of the Amendment:

The downpipe is extended to discharge into the adjacent lead roof bay, which discharges directly into the perimeter gutter for the flat roof. This simplifies the drainage route for water, lessening the risk of blockage.

Supporting Statement:

These proposals have minimal impact on the historic and significant fabric of the hall. All pipe fixings will be into existing mortar joints and not into stonework, minimising damage to the structure. The new pipe will match the existing, so impose no visual change to the structure. This area is largely screened from view due to the large tree and how far back it is located upon the flat roof.

The revised proposals offer a simplified drainage route for water, lessening the impact of debris potentially blocking the lead bays, also reducing the maintenance requirements for this element.

3. Reroofing felted flat roof section to East of main hall in code 8 lead.

Consented Proposals

No works to this area were included in the consented proposals.

Description of the Amendment:

The existing felt roof covering and flashings are replaced with a traditionally detailed code 8 lead roof, as per the other sections re-roofed. New lead flashings will be installed to the roof parapet.

Supporting Statement:

The existing felt roof covering is not historically significant and likely of a mid-20th century date. Its appearance visually harms the building, not being in keeping with its character. This roof is likely to be failing, causing potential decay to historic fabric below it.

The proposed new lead roof is more robust and traditionally detailed, making it a better match for the building's character. This will allow it to better safeguard the structure from future decay.

This area of roof is not visible from ground level, so no visual impact upon the building is foreseen.

4. *Replacement of cracked cast iron hopper with new black cast aluminium hopper.*

Consented Proposals

No works to this element were included in the consented proposals.

Description of the Amendment:

An existing cracked cast-iron hopper and downpipe is replaced with a new black, cast aluminium down pipe and hopper, with a new pipe shoe and brackets. New rainwater goods to be Marley Alutec range.

Supporting Statement:

The existing element is cracked from rust damage and allowing water to leak onto the roof. It is desirable to replace this element to allow water to be managed and not cause further decay to the historic fabric.

The proposed elements are to use the same specification previously used in this area of the hall, being sensitive to its historic character. All brackets and fixing will be within mortar joints, minimising damage to the masonry.

5. *Removal of Redundant pipe and infill of stonework above lower flat roof.*

Consented Proposals

No works to this element were included in the consented proposals.

Description of the Amendment:

An existing redundant lead downpipe above the infilled lightwell is to be taken out and the stonework to be infilled with a stonework indent.

Supporting Statement:

The pipe is no longer in use and an indent repair will ensure infill an opening into the building's skin. The stonework will be in the approved match to the existing.



Figure 01: Existing drainage run for element 01.



Figure 02: Felt lined Timber gutter and UPVC pipe to be replaced in element 01.

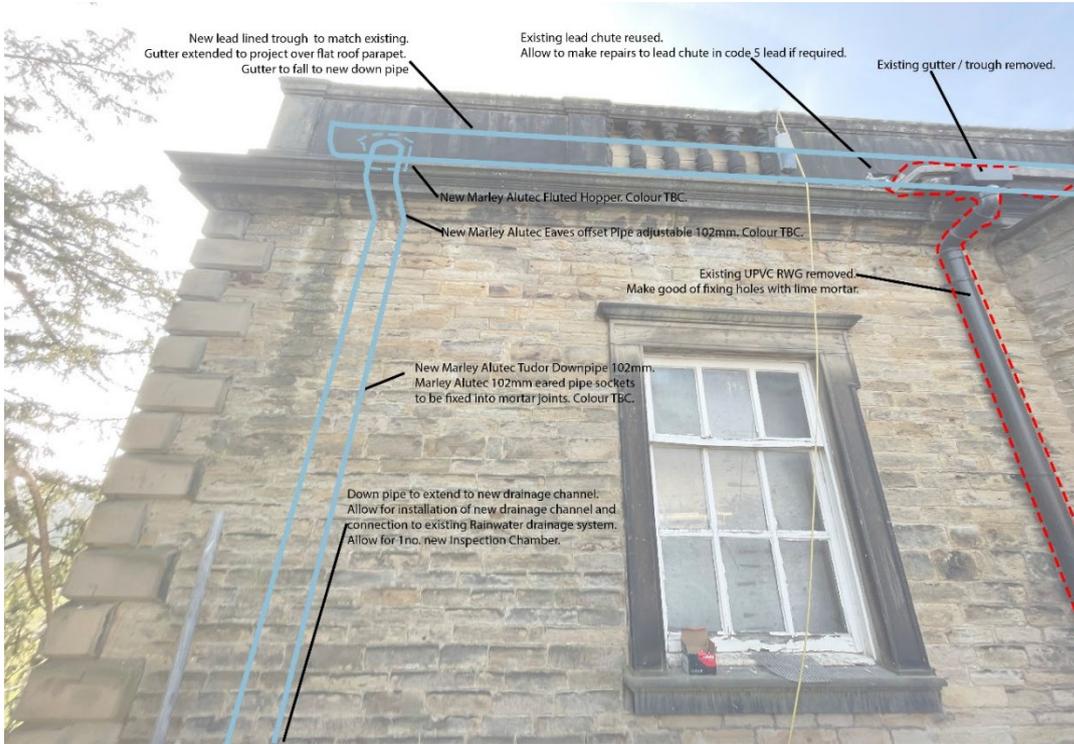


Figure 03: Marked photograph showing element 01's proposals.

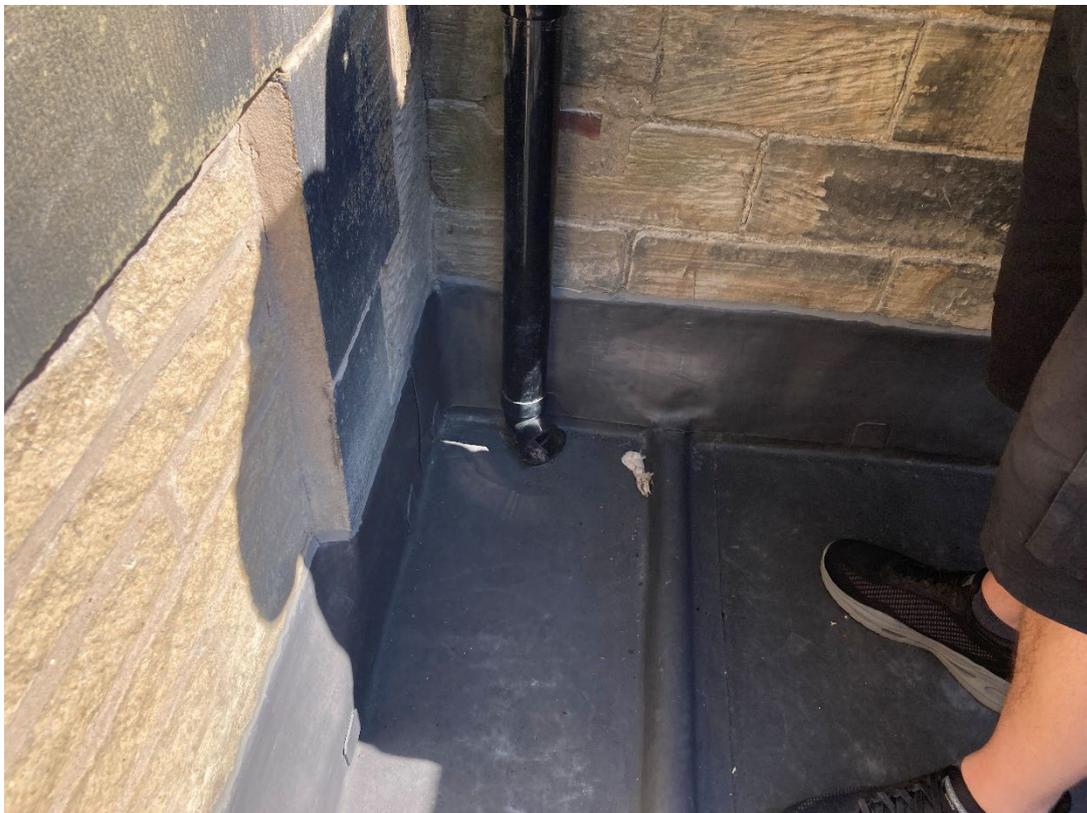


Figure 04: Existing Interior of the Polycarbonate Roof over the lightwell



Figure 05: Felt roof section to be re-roofed in lead.



Figure 06: Cracked Cast Iron Hopper and Downpipe to be replaced with Cast aluminium.



Figure 07: Redundant pipework above lower flat roof to be removed and opening to be infilled with stone indent.