



PLANNING CONSULTATION RESPONSE

Application No	2026/0160
Proposal	2026 0160 Erection of Mixed Use Barn at FFL Class F1 & E Cannon Hall Farm Bark House Lane
Address	Cannon Hall Farm Bark House Lane Cawthorne
Date of Consultation Reply	31.03.26
Consultee	Tony Wiles Senior Conservation Officer

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would harm the heritage significance or impact on the setting of a designated asset or other asset of demonstrable heritage significance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

Policy

Where Planning Permission is required, any development likely to affect a registered park and garden will be a material consideration. The addition of parks and gardens to the Register means that they are subject to a statutory designation and have the same weight in policy terms under the National Planning Policy Framework (NPPF) as scheduled monuments and listed buildings. In NPPF terms, they are 'designated heritage assets', with those registered at Grade I or Grade II* identified as being 'of the highest significance'.

NPPF 207/208: Requires Identification and assessment of heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight is given to an asset's conservation, irrespective of the degree of harm

NPPF 213: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan HE1 The Historic Environment

Barnsley Local Plan HE4 Developments affecting Historic Areas or Landscapes will be expected to:

- Respect historic precedents of layout, form, architectural detail and materials
- Respect important views
- Take account of important landscape elements

Conservation Comments:

This application seeks approval for a mixed use (education / leisure) barn at first floor level over an existing silage clamp at Cannon Hall Farm. The clamp is located immediately west of the existing mammal house which itself is located 7m west of the roundhouse barn.

Cannon Hall Farm is within the setting of the hall and a number of other listed buildings, which are in close proximity. The farm and the proposal site are also wholly within the grade II Registered Park and Garden of Cannon Hall. The submission includes a detailed planning and heritage impact



assessment, which covers the historic significance of the site, the adjacent listed buildings and the parkland. A description of the farm and Cannon Hall and how they and their landscape have changed over time are included in the HIA. This charts the origin of the hall in 1720, the tenure of the Spencer's, the John Carr remodelling in the later C18 (1764 & 1778) and the original layout of the pleasure grounds by Richard Woods (circa 1760). The evolution of the formal landscape is covered as is the expansion of the farm from a small cluster of historic courtyard farm buildings to the twentieth / twenty first century development we see today. For clarity, and to illustrate the visual impact, a landscape visual impact assessment is included. This has particular emphasis on views to and from sensitive areas or assets which were identified in collaboration with me. Figure 16 shows those locations and a numbered list of corresponding viewpoints. The viewpoints are shown with superimposed wireframe and render images of the proposal from multiple locations chosen in agreement with me. The rendered images were created with accuracy by referring to a known reference height marker

The New Barn

Currently, the silage clamp is open to the sky and has little discernible presence from views in the landscape and RPG. The proposal details the roofing over of the existing sub ground silage storage area, and extension to first floor level with a pitched roof over. The walls appear not to utilise the structure of the clamp, and the building is wider (east to west) by circa < 500mm, but significantly longer at circa 8000mm (north to south). The ridge of the extended building is marginally higher than the existing mammal house, but its appearance is similar with vertical timber cladding and a pitched green profiled metal roof punctuated by twelve large rooflights. The former silage clamp is to be re-purposed as a secure storage area with a roller shutter to the southern GF / sub ground elevation.

LVIA and Landscape Visibility

The landscape visual impact assessment summarises the impact as follows:

"8.15 The LPA will appreciate from the imagery that the proposed new building fits into the site so well in visual terms that it is virtually impossible to appreciate its visual impact from any distant or strategic viewpoints and that close up viewpoints also show a very limited appreciation of the building, due the shielding effect of the existing 2 storey Mammal Building.

8.16 It is possible to conclude that in visual terms, the proposed new barn has no impact upon openness in terms of the Green Belt, nor does it adversely affect the significance of any designated heritage asset."

Impact

The new building will be seen from the west as shown in viewpoints 1, 2, and 4, and when new the change will be fairly obvious especially from views 2 and 4. However I agree that the form, materials and appearance of the building is closely aligned with the existing buildings, and it is unlikely to appear out of keeping. The building is longer than the existing mammal house, but it will screen views of buildings to the east. Individually, I feel the level of intrusion into the parkland is low and as such I would say any harm is likely to be minimal and below the threshold for substantial. However, when taken together with the piecemeal development that has occurred at the farm over recent years, I would say the amount of built form in this landscape has increased manifold. As such, against the backdrop of existing development, this new building has a minimal impact. However, when comparing the site to its appearance of just twenty years ago (see below) the change is significant. The majority of the open areas in and around the farm, as well as areas of once open green belt farmland are now occupied by new buildings. When taken together, this has resulted in a tangible change and a marked increase in the amount of built form within the wider landscape setting to the north of Cannon Hall and the Registered Parkland. Consequently, I feel a masterplan is needed to set out the owner's aspirations for the site. This would allow the LPA to understand and manage future change in partnership, in a proportionate and sustainable way. I feel this is now an essential piece of work to ensure future compliance with HE1-HE4. This will help to protect the historic environment whilst working in tandem with the owners of Cannon Hall Farm and how they wish to develop the farm in the future.



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NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):



BARNSLEY

Metropolitan Borough Council

<u>Planning Obligations required:</u>