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## 1.0 INTRODUCTION

### 1.1 AIM OF THIS HERITAGE STATEMENT

The application proposes to site a glamping hut, a 'Treehouse' at the very edge of the Parkland. The hut is additional to the 5 currently sited at Hesleyside.

AIMS:

1. Assess the significance of Hesleyside Hall and its historic parkland setting in order to understand the Hall and its setting.
2. Consider the importance of the location of the proposals and assess the impact on the Grade II\* listed hall and its wider parkland setting by the proposals and describe mitigation against any impact.

### 1.2 APPROACH TO THE REPORT

The report examines briefly the development of the Hall and its grounds and assesses its significance. The process has helped inform the design and the nature of the proposals which are fundamental to assisting the preservation of the main heritage assets.

Historic England defines conservation as: *'the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance. Some legislative requirements refer to 'preservation'. The courts consider that this is to be interpreted as 'preserve from harm' – that is harm to its significance, not simply its fabric. Conservation (or preservation, when given its proper meaning) of the most sensitive and important buildings or sites may come close to absolute physical preservation, but those instances will be very rare.*

*The vast majority of our heritage assets are capable of being adapted or worked around to some extent without a loss of their significance. Indeed change is often vital to facilitate the optimum viable use of an asset so that it continues to receive investment. (1)*

<https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/>

### 1.3 RESOURCES USED

Historic England guidance documents used in the compilation of this report:

- Conservation Principles, Policies and Guidance (2008).
- Historic Environment Good Practice Advice in Planning Note 3, The Setting of Herit-

age Assets (2015).

The National Heritage List for England is the official database which provides access to up to date information on all nationally designated heritage assets. It can be accessed at <https://www.historicengland.org.uk/listing/the-list/>

## 2.0 THE LISTING

Hesleyside Hall is a Grade II\* listed building, set in grounds registered under the Historic Buildings and Monuments Act 1953 within the Register of Historic Parks and Gardens for its special historic interest.

Listing Text: **HESLEYSIDE HALL**

NY 88 SW BELLINGHAM HESLEYSIDE  
5/21 Hesleyside Hall 1  
GV II\*

10/11/51

Country House. 1719, east front by William Newton 1796. Earlier core; and alterations mid C19. Ashlar with Lakeland slate roofs. A courtyard house. 3 storeys. South front of 1719, 9 bays with the right 2 added in same style by William Newton. Doorway in central 3 bays was formerly archway to courtyard and has moulded segmental arch with keystone and an outer frame of fluted Tuscan pilasters and cornice. Segment-headed windows, with keystones. Band above 1st floor. Giant pilasters at angles and after 7th bay. Moulded cornice and parapet topped by 4 heraldic beasts. To left, late C18 lower section with first 2 sash windows then blank walling with pilasters, cornice and parapet.

East front 7 bays. Doorway with Ionic pilasters, frieze and cornice. All windows in entablature except top windows which have architraves only. Pediment to window above door. Slightly projecting 3-bay pedimented centre with rusticated quoins. Rusticated quoins at angles also. Plain parapet.

Entrance side has square open porch, brought from west front in mid C19, which has Ionic columns and Adam-style capitals. To left a niche with an urn and a panel above with lion rampant. To right, a 3 bay screen to courtyard has central arch with rusticated surround, and above a 2-stage clock tower. Lower stage has clock and upper open stage, which is probably late C19, has round-arched openings, heavy banded angle pilasters and Italianate pyramidal roof.

East range, extensively altered mid C19, has irregular fenestration including several Venetian windows. Remnants of early C17 loggia arcade with heavily rusticated arches visible in courtyard wall. Hipped roofs with tall stone ridge stacks.

Good interior includes hall which has an imperial staircase with elaborate cast-iron balusters; also an Adam-style plaster ceiling and Ionic columns and pilasters. This work was done by Ignatius Bonomi in 1812. Dining room has stucco and painted decoration of 1847.

Listing NGR: NY8162883738 (1)

THE LISTING: Landscape Park

#### BRIEF DESCRIPTION

Hesleyside has a landscape park with the remains of an early formal layout. There is also a walled garden.

#### HISTORY

In 1631, during a period of relative peace in the Borders, a pele tower on the site was adapted into a house by adding a two-storey domestic range to the east of the tower. The formal landscape was probably first laid out around 1715. The walled garden dates from around 1770, and the landscape park dates from around 1776. A plan of this date shows the estate with a very formal structure. Considerable additions to the Hall and gardens were undertaken in the mid-19th century.

#### TERRAIN

Steep southern range of hills along the North Tyne valley.

#### DETAILED DESCRIPTION

The following is from the Register of Parks and Gardens of Special Historic Interest.

Mid to late C18 park and designed landscape incorporating features from an early C18 formal layout.

#### DESCRIPTION

##### LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Hesleyside is situated 3km to the north-west of Bellingham, on the south bank of the River North Tyne within the Northumberland National Park. The 85ha parkland is bounded on the north by the River North Tyne. The inner park, directly to the north-east and north-west of the Hall is marked by remnants of iron parkland fencing along the Bellingham to Kielder road which follows the course of the River North Tyne, and to the south-east by riverside pastures which stretch from the outskirts of Bellingham. Looking from the park northwards there are contrasting views along the base of the river valley out onto the upper moorland and areas of rough pasture on the north side of the Tyne. To the west and south Hesleyside is sheltered by Hesleyside Plantation and higher moorland.

One of the principal views of Hesleyside Hall is from the east when, passing along the public road on the south bank of the river at Spring Plantation, the east front of the Hall appears framed by the east avenue. This east front also forms the view, framed by the avenue and with water in the foreground, as seen from the public road on the north bank of the Tyne when passing along the Bellingham Road, at Cuddies Loup.

Hesleyside Hall sits directly at the foot of the steep southern range of hills along the North Tyne valley, to the west of the Hesleyside Burn, and is sheltered by higher land on its south-

west side. The Burn rises to the south-west of the Hall, falling down through Ladies Linn, and entering the parkland to the south of the Hall. The designed landscape leads radially out from the Hall to the north-west, north, and east, with early C18 formal elements extending towards the river. Views to the south of the Hall extend up the wooded slopes of Cragclose.

#### ENTRANCES AND APPROACHES

The principal entrance to Hesleyside Hall is 120m to the north of the Hall, where a short drive leads off the public road leading through ashlar gate piers hung with wrought-iron gates set in ashlar walls (early C19, listed grade II), directly to the forecourt at the north, entrance front. The ashlar walls form a formal roadside boundary to the two platoons of trees which flank the drive on its east and west sides, the latter being called Crow Plantation. The short drive leads into the forecourt through ashlar forecourt walls and gate piers (C18, listed grade II) standing 40m to the north of the entrance door.

Further west along the public road, 400m from the principal entrance there is a secondary entrance to the east of Mantle Hill which leads south-east along a lime avenue (shown on the 1776 plan), then past the south front of the stables to arrive at the gardens on the west front of the Hall.

#### PRINCIPAL BUILDING

Hesleyside Hall (listed grade II\*) is centred on a C14 pele tower, which was extended as a country house in the C17, the remnants of an early C17 loggia arcade with heavily rusticated arches being visible in the courtyard wall. The south front of the mansion dates from c 1719, with the east wing extended by William Newton in 1796-1800. This east wing was then extensively altered in the mid C19.

To the north-west of Helseyside Hall stand the stables (date stone of 1747, remodelled mid C19, listed grade II) and a mill, slightly downslope, on the north side of the Lime Avenue.

#### GARDENS AND PLEASURE GROUNDS

The forecourt lies directly against the north front of the Hall; it is screened on its west side by a thick shrubbery set on a raised bed, with stone retaining wall. The formal gardens and lawns around the Hall to the south and east are enclosed within the Hesleyside Burn which has been diverted to lead around the south and east fronts, like a ha-ha. To the east there is a formal terrace set on a drystone retaining wall, capped by a balustrade with vase balusters and stone urns set at the corners of the terrace (late C18, re-sited mid C19, listed grade II).

The balustrade is broken in the centre of the east side to form steps flanked by stone urns on plinths. These steps lead down to a lawn which terminates at the canalised Hesleyside Burn, diverted along a stone-walled channel which separates the formal gardens from the formal avenue which leads out eastwards across the park. At the south corner of the west lawn (see below) there is a small bridge across the Burn, which is accessible from a path which follows a beech hedge. This appears to have been an earlier formal path leading from the south-east corner of the Hall and across the park in a south-easterly direction to Spring Plantation and then out onto the Bellingham road, set on the shores of the River North Tyne.

A small iron gate leads from the south end of the terrace onto a long paved walk set against the south front of the Hall. A small cascade made along the Hesleyside Burn is visible from the south front of the Hall, terminating the view southwards from the long paved walk. At the west end of the Hall this paved walk rises up along two separate flights of steps to lead out onto the west lawn. To the south of the Hall a fountain (C18, bought and sited in C20) has been placed centrally on the lawns. The south lawn is enclosed on the east side by the beech hedge and to the west by a yew hedge. As on the east side of the Hall, the lawn is terminated by the canalised Hesleyside Burn and estate fencing is set against the Burn.

To the west of the Hall, two formal garden enclosures laid out against the south side of the offices are used (2000) as flower gardens.

## PARK

The 1776 plan charts the broad configuration of the landscape as it is today (2000), with three radial avenues focused on the Hall and reaching out into the landscape as follows: on the north front a long formal avenue leading out into the park and forming the central axis to a series of rectangular fields; to the east a broad vista formed through trees focusing on the east front of the Hall; and to the west the Lime Avenue leading up to Mantle Hill. A ride appears to have been laid out parallel to the curving River North Tyne and may represent the course of the unenclosed public road.

The formal avenue on the north front leads through the park which is subdivided into a series of rectangular fields, the present (2000) boundaries matching those shown on the 1776 plan. This avenue leads off northwards from the public road, carrying on the line of the principal entrance drive to the Hall. Nearly mid-way along its length it crosses a deep ha-ha by way of a small stone bridge with ashlar parapet walls and stone coping; views from the bridge leading out westwards focus on the estate farm at Mantle Hill. The ha-ha (shown on

the 1776 plan and probably erected by John Dixon, the Hesleyside agent before 1780) is formed by drystone walling on the south side with a stone-flagged base and silt traps, and also acts as a drainage channel for the marshy ground. This has been cleared and restored (1999).

The east vista leads directly from the boundary of the formal gardens on the east front (the canalised Hesleyside Burn) to the public road, across an area described on the 1776 plan as 'Dovecote Hill'. The vista is lined by an irregular band of mixed deciduous trees and conifers; some replanting has taken place to perpetuate the broad vista.

The Lime Avenue (formed by *Tilia europaea*), leading from the lawns at the west of the Hall onto the public road at Mantle Hill, has been cleared (1990s) of intrusive species so that it stands out as a major landscape feature.

To the south-west and south Hesleyside Hall is sheltered by Hesleyside Plantation, which extends along the north-east-facing slopes of Mantle Hill to meet Cragclose Wood to the south of the Hall which forms the southern boundary of the park. Much of this area of woodland is made up of old, mature woodland supporting a rich lichen flora, with bryophytes and ferns abundant along the stream.

Spring Plantation, to the south-east of the Hall, is planted along a stream which rises between Hesleyside and Dunterley.

## KITCHEN GARDEN

The south-facing walled garden, detached from the main gardens at Hesleyside, is situated to the south of Hesleyside Mill, c 500m north-west of the Hall. It is associated with the 'Garden House'. This complex is set to the west of the improved fields but is not shown as part of the 1776 improvement plan; it may be C19 in date. (2)

## REFERENCES

L R O Charlton (ed), *Recollections of a Northumbrian Lady 1815-66* (1949)

*Archaeologia Aeliana* XXXVIII, (1960), pp 161-7

D Stroud, *Capability Brown* (1975)

*Garden History* 9, No 2 (1981), p 179

*Capability Brown and the Northern Landscape*, (Tyne & Wear County Council Museums 1983) p 15

Maps

A Plan of William Charlton Esq's Estate at Hesleyside, 1776 (private collection)

Archival items

The Helseyside Papers are held in a private collection.

Description written: March 2000

Register Inspector: KC

Edited: July 2003



Hesleyside Hall



Aerial Photo showing extent of parkland



### 3 BACKGROUND

#### The heritage asset and its setting

##### 3.1 Location

The house is sited 2 miles to the north-west of Bellingham, on the south bank of the River North Tyne within the Northumberland National Park. It is approached from Bellingham along the C200 minor road

##### 3.2 The Building

Hesleyside Hall is listed grade 2\* it has been the privately owned ancestral home of the Border Reiver Charlton Family since 1343. The current 18th century house (1719) is on the site of a 14th century pele tower parts of which may be incorporated into the building. The East Front was remodelled by William Newton in 1796. The hall and the parkland are to the south of the River North Tyne in a bend in the river. The Hall sits in a hollow but on a slightly elevated podium. The land rises to the south and west with the East Front of the Hall seen against a wooded backdrop of the Hesleyside plantation.

The East Front is the public façade, visible in glimpses along the minor C200 road and framed in the avenue which radiates out to the north east. The South façade faces the private garden which was originally screened by another short avenue of trees which ran north to south along the route of a footpath. The main entrance to the Hall is to the north west and is entered through the listed stone gateway and up a short length of drive through the Crow Plantation. There is also a more minor approach to the hall from the south east along an avenue of Lime and Sycamore trees. There is evidence this was an earlier approach to the Hall from Bellingham, This avenue is overshadowed by a C20th century spruce plantation to the south east. There is another secondary entrance from MantleHill to the south west along an avenue of Lime trees.

##### 3.3 The Parkland Setting

###### *Character, context and landscape*

The garden and grounds are registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest

The gardens were set out the early 18th Century with avenues of trees radiating out from the hall in the centre; spaces between the avenues are interspersed with collections of trees which serve to control views to and from the hall. The hall has a strong relationship with its parkland and is strongest and relatively unaltered to the east, north and west. The parkland stretches from the North Tyne to the north and east, to the top of the Hesleyside plantation to the south and takes in the walled garden to the north west.

###### *Views to the Hall*

Approaching the estate from the south east along the C200 the Hall reveals itself in glimpses after winding through dense woodland and down onto the flood plain of the river. The East

Front is framed in the avenue which fans out perpendicularly. There are then further glimpses of the Hall along the road.

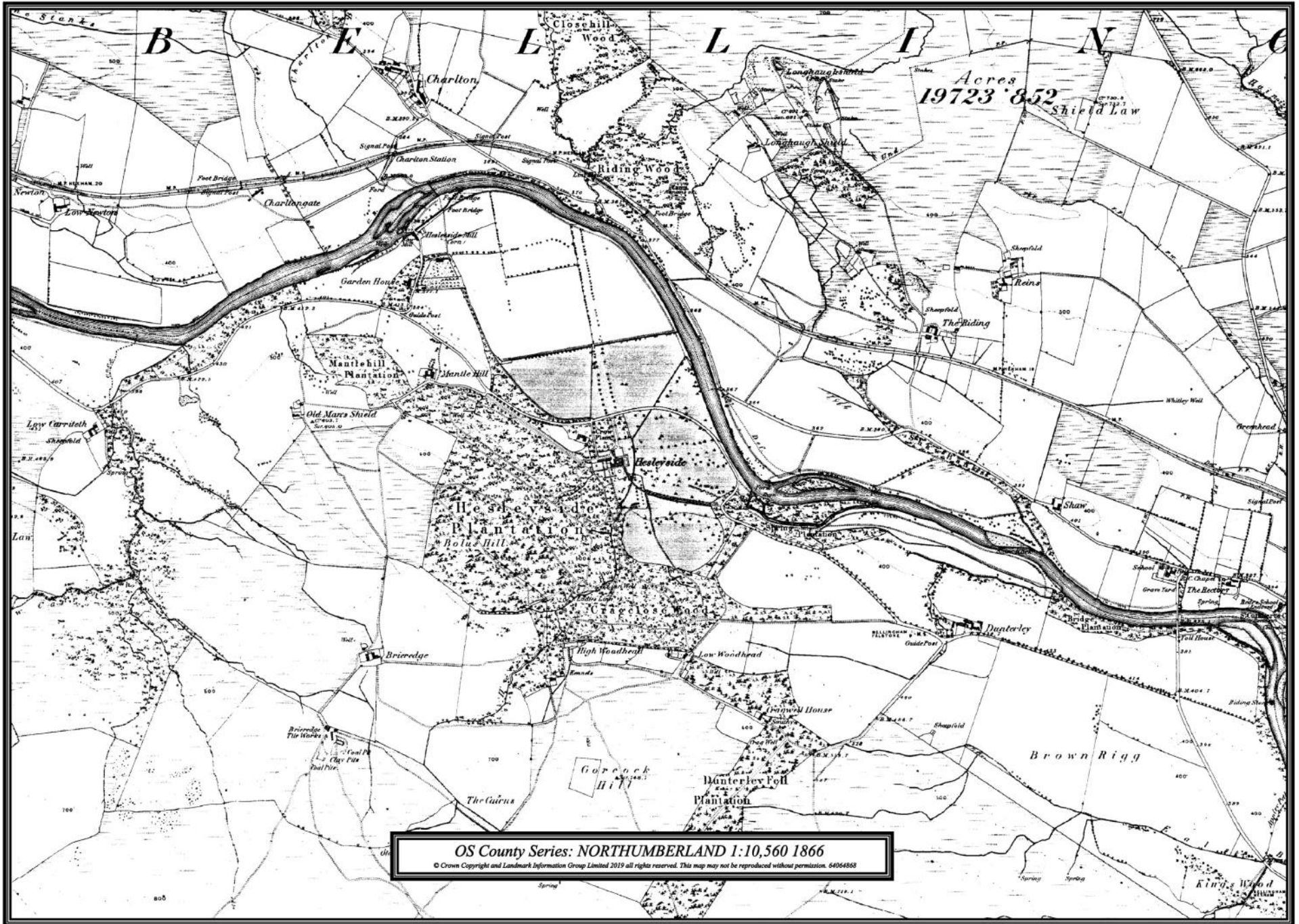
There is the remains of formal garden to the south which is essentially private and not visible to the public. Tight to the house the layout is more formal (aside from the formality of the radial avenues), the remainder of the landscape which becomes informal parkland is less controlled as it fans out to the north, east and west beyond the iron parkland railings mark the edge of the inner park. Much of the parkland to the north and east is sited on the drained area of marsh which formed the flood plain of the river. The canalised Hesleyside burn collects the drained water and transports it to the North Tyne. To the south and south east the land rises and is characterised by mature deciduous woodland forming the Hesleyside SSSI.

###### *Historical Development of the Parkland Setting.*

Sequential historic maps from 1865 onwards suggest that the plan layout of the parkland seen today follows closely that of the layout from that date. Caveats to this statement are the addition of 1960s monoculture conifer plantations to the south east of the avenue leading to the north east corner of the hall and the linear plantation to the north east of the Hall in the outer parkland. The conifer plantation to the south east of the parkland serves to cut this part of the parkland off from the rest of the setting.



Principle Elevation: East Front from Easter Avenue



B E L L I N

Acres  
19723 '852  
Shield Law

OS County Series: NORTHUMBERLAND 1:10,560 1866  
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EXTRACT OF 1866 MAP

C20th Conifer plantation effectively cutting this part of the park off from the rest of the parkland

Proposed location of tree-house



C200 minor road



1960s conifer plantation

Proposed tree-house hidden from view

KEY

- Existing Holly and Rowan Huts
- Proposed Treehouse

- Glimpsed views from house
- Glimpsed views to house
- Principle view to house





Existing entrance to Hesleyside Huts

Topography of site rising to obscure hall

Hesleyside Hall glimpsed



Avenue to East Entrance

C200 Minor Road

Railing demarking inner parkland

Photo of East Front and Parkland in Foreground looking south west



Views To Hall



1



2



3 Principle view  
Eastern Avenue



4

Sequential photos moving west along C200 showing glimpsed views between trees and framed views up the Eastern Avenue





More private South Elevation



View from within the inner parkland boundary looking towards the south east corner with the Eastern Avenue to the right



Views from East front towards Eastern Avenue





View from C200 looking north east towards  
line of conifer trees from the



Lime Avenue leading from Mantel Hill entrance

## 4 SIGNIFICANCE

### Definition of Significance:

Significance is described by the NPPF as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.* (4)

### 4.1 Assessment of Significance

The significance has been assessed against the four values outlined in Historic England’s Conservation Principles, Policies and Guidance (2008) namely:

*Evidential, Historic, Aesthetic and Communal*

Historic England’s description of each value is given below.

EVIDENTIAL VALUE “The potential of a place to yield evidence about past human activity.”

AESTHETIC VALUE “The ways in which people draw sensory and intellectual stimulation from a place.” MEDIUM Explain why

HISTORIC VALUE “The ways in which past people, events and aspects of life can be connected through a place to the present.”

COMMUNAL VALUE “The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.”

Each of these values are then measured using a scale of significance ratings ranging from High, Medium, Low, Neutral, Intrusive:

### THE HALL

EVIDENTIAL VALUE : Could be considered medium: The house has been the home of the Border Reiver Charltons since 1343. The hall has developed over time in the countryhouse tradition, building on the remains of existing buildings and constructing additions in the latest style

AESTHETIC VALUE: could be considered high: central focus to a large designed naturalistic landscape. Visible to the public from various public roads.

HISTORIC VALUE : could be considered high: the building is listed grade II star and has historic relevance back to the early Border Reivers. Additions and alterations designed by nationally renowned Architect, William Newton. The building contributes to the historic character of the area

COMMUNAL VALUE : could be considered medium, the building has an unbroken link with the Charlton Family, it is a private family house which has begun to welcome the public as paying guests in the various tourist accommodation. It also forms a focus for the various tenant farms on the estate

### THE PARKLAND SETTING

EVIDENTIAL VALUE : Could be considered medium, a designed landscape reputedly (but without firm evidence) by Capability Brown. Has remained relatively unchanged for at least

150 years

AESTHETIC VALUE : Could be considered medium to high. The centre of a large estate. Laid out in a naturalistic style, impressive avenues of mature trees. Visible from a number of viewpoints.

HISTORIC VALUE : could be considered medium to high

### 4.2 STATEMENT OF SIGNIFICANCE FOR HALL AND PARKLAND SETTING

The hall and the parkland together are a significant historic place and a focal point within the National Park.

The Hall is grade II star listed and is significant due to its historical development from defensive peel tower through to more genteel country house. It sits at the centre of a designed parkland setting (reputedly by Capability Brown). It has been in the Charlton Family custodianship throughout its history. Additions and alterations are designed by renowned architect William Newton who contributed to several other significant country houses in Northumberland.

The plan form and elements of parkland survive, the radial avenues are still prominent in the landscape and the Charlton Family have over the generations ensured this has survived and been enhanced.

There are some areas of non native conifer plantation which have impacted on the significance of the parkland but are part of the evolution of the setting and do not affect the enjoyment of the setting.



Analysis of Landscape significance rating for parkland area shown within Register of Historic Parks and Gardens

Google Maps Hesleyside



## 5. THE PROPOSAL

In the document : *Conservation Principles, Policies and Guidance 2008*, Historic England suggest:

*14 New work or alteration to a significant place should normally be acceptable if:*

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
  - b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
  - c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
  - d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*
- (5)

### THE PROPOSAL SITE

The site has been chosen after much consideration. The client had previously considered the area within the walled garden as a place to site further glamping huts in order to fund the preservation of the garden but after a year of discussions with the Environment Agency it was clear that there were significant issues to overcome and this project would not happen in the timescale required to generate funding to maintain the Historic features within the estate, including the walled garden. This would have provided sufficient revenue to allow the full restoration of the Walled Garden, which is in a dangerous state of repair and would have provided employment opportunities. In an effort to save it and find additional income to initiate works the client has had to consider alternative locations for additional huts. The proposal is therefore to locate the new hut in the same field and further out from the Hall than the current Rowan and Holly Huts. It is south of the avenue of trees lying either side of the eastern entrance drive southeast of the Hall itself and importantly located tight to the southern edge of a mid C20th conifer plantation at the very eastern edge of the formal parkland.

The advantages of this are it is away from the Main Hall, cannot be viewed from the C200 public highway, and has services nearby and still retains the feeling of space and privacy

that is important to the accommodation.

### THE DESIGN

The proposal is designed to compliment the 5 existing Hesleyside Huts which are of varying styles and types. The proposal is for an exemplar sustainable glamping hut or 'treehouse' raised off the ground and designed to have minimal impact on its setting. The proposal is for an exciting 'fairytale' cabin where visitors can stay near nature in eco-friendly and sustainable tourist accommodation. The treehouse is in essence a folly, a lighthearted fantasy building providing a slightly different experience to the current huts. The new hut will be constructed in a similar way to the previous ones from sustainable and reclaimed materials in keeping with the surrounding landscape, but being raised above the ground will allow the landscape to flow underneath

The Hut will be placed by a large Scots pine and Sycamore tree but not too close to damage the trees, giving visitors privacy and minimizing the impact on the surrounding environment. Visitors will park where current visitors park and where there is ample existing parking. No additional signage is required and a single external low energy light which is dark skies compliant will be attached to each hut for safety reasons. The site for the hut will be fenced off from the adjacent grass parkland

Additional external infrastructure that could have a visual impact upon the setting of the historic parkland and garden, ie picnic tables, benches, games etc. will be avoided. Wood-fuel will not be gathered by occupants of the new hut

The proposal will encourage visitors to the estate helping sustain the historic environment and allow people to use, enjoy it. The design which touches the ground lightly will not affect any future generations' ability to use and enjoy the parkland setting.





Views of treehouse Proposal



Photos of Site Location



Location of proposed tree-house

View Looking East towards treehouse site



Location of proposed tree-house

View Looking East towards

## 6 HERITAGE IMPACT ASSESSMENT

### 6.1 Detailed Heritage Impact Assessment :

The purpose of the Heritage Impact Assessment is to analyse the impact of the proposed development whilst having due regard for the need for proportionality and an understanding of the necessity for change in order to preserve and enhance the Heritage Assets.

The following questions and their responses look to address the impact of the proposals:

1. Does the proposed development have the potential to affect the setting of the heritage asset? What would be the impact on the appearance, character and setting of the building?
  2. Would the proposed development be visible from any public viewpoint?
  3. Would the proposed development involve loss or change to any original features?
  4. Would it preserve and enhance the character and appearance of the building
  5. What is the harm? and has this been justified?
  6. Have alternative solutions been considered?
- 
1. The proposal is sited close to a large conifer plantation which shields the site from views from the hall particularly the Southern Elevation of the hall. It is not possible to see the proposal against the Hall from any direction. As part of this analysis a diagram has been produced which shows 'Zone of Theoretical Visibility' in relation to the proposed development to in order to better identify the heritage assets and their settings and how they may be affected .
  2. In terms of the Registered Parkland, again the proposal is sited near to the eastern edge of the registered parkland boundary out of sight from any of the public view point, in an area of the parkland whose significance has been diminished somewhat by the C20th conifer plantation. Public access to the grounds is restricted to guests and the nearest point from which the hut might be visible is the C200 minor county road that passes to the north and east of the site. The hut will not be dominant in the landscape when viewed from the road, due to topography and the density of the of the tree cover The hut's size, siting ,design and construction materials proposed will have a low impact. The application is essentially a timber structure only touching the ground on legs, a folly which will weather and blend in with its plantation backdrop and the surrounding landscape. This proposal is better sited than the previously approved huts and further away from the Hall.
  3. The proposal touches the ground very lightly, with screw pile foundation and is also elevated off the ground. It can be taken down at the end of its life and leave no trace. There would be no lasting harm to any of the heritage assets
  4. The income from the new hut will fund repairs and renovations of assets throughout the estate including the walled garden which is in a state of disrepair and is at risk
  5. The physical harm to the hall is zero and the harm to the parkland is low and the benefits of increased income to fund repairs to the important listed and heritage assets outweigh the small amount of harm from the proposal.
  6. The absence of grants and funding to finance repairs to the listed buildings mean the client must look to expand the current glamping business. Alternative sites were examined including the walled garden but after an exhaustive search it was decided the proposal site represented the lowest impact solution

Historic England in their document : Conservation Principles, Policies and Guidance (2008) state:

*15 Changes which would harm the heritage values of a significant place should be unacceptable unless:*

- a. *the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;*
- b. *there is no reasonably practicable alternative means of doing so without harm;*
- c. *that harm has been reduced to the minimum consistent with achieving the objective;*
- d. *it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering: • its comparative significance, • the impact on that significance, and • the benefits to the place itself and/or the wider community or society as a whole. (6)*

The proposals look to address the issues above in the following ways:

- a. The existing business is successful and has proved over a sustained period of time it is viable. The huts are a low key addition to the estate but the business needs to grow to continue to sustain the maintenance of the Hall and its setting. This proposal is essential to continue the funding of the repair and preservation of the Hall the parkland setting and importantly the walled garden within the parkland
- b. Alternatives were examined primarily locating huts within the walled garden but discussions with the Environment Agency suggested timescales would be too long and costs prohibitive to site in this location in the short term
- c. The scheme is reversible, light touch to the ground; the hut is on legs and sat on screw piles avoiding the need for large amounts of concrete . The existing huts have proven to have minimal impact on the setting and physical impact on the parkland. Again like the existing huts the hut will be approached on foot, cars are not parked nearby.
- d. The income generated from the huts will fund repairs to the Hall, maintain the Parkland and repair the Walled Garden. The hut is located to the eastern extremity of the Parkland setting in a less intrusive location than other already permitted huts, out of view of the Hall and the minor C200 public road. It is in a part of the parkland

setting which has been altered and its significance diminished by the C20th plantation of conifer trees which provide a screen from view. The hut is sustainable, designed with materials that have low impact on the environment, are reclaimed wherever possible and it will be highly insulated. The hut provides unique accommodation lacking in the National Park, it will attract visitors nationally and international, opening up the private estate further to the public.

The document Historic England report goes on to state:

*16 Enabling development to secure the future of a significant place should be unacceptable unless:*

- A. *it will not materially harm the heritage values of the place or its setting*
- B. *it avoids detrimental fragmentation of management of the place;*
- C. *it will secure the long term future of the place and, where applicable, its continued use for a sympathetic purpose;*
- D. *it is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid;*
- E. *sufficient subsidy is not available from any other source;*
- F. *it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests;*
- G. *the public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the disbenefits of breaching other public policies (7)*

The proposals look to address these issues in the following ways:

- A. The proposal is set away from the main hall to the edge of the parkland setting and cannot be viewed from either the hall, the public road or public footpaths
- B. The proposed hut is part of a clear sustainable business plan and the hut is located where it is in the proximity of the other huts and therefore easily serviceable as part of that operation

C. As mentioned previously, in order to maintain the Hall and associated heritage assets an income is essential, the long term future of the listed assets depends on the success of the glamping business and other associated tourist enterprises within the estate. The hut is discretely located and could be removed at the end of its serviceable life without leaving a trace.

D. The Hall and estate is one of the few large privately owned historic houses in the National Park, it has been in the Charlton family for hundreds of years. The owners are keen that the hall is maintained and enhanced and have stated on a number of occasions that they do not want to see it fall into disrepair or assets lost 'under their watch'

E. sufficient funding is not available from any other source

F. the infrastructure for the proposed hut is minimal (a packaged treatment plant and an electricity and water supply. There is no access road required to service the huts or for visitors. The hut is accessed on foot with a wheel barrow, as with the other successful huts. It is out of site from public roads and the Listed Hall.

G. Prior to the glamping business and the other tourist accommodation the hall was essentially a private estate House and Estate albeit visible from the public highway. The glamping business brings visitors into the estate and allows them to experience the Hall and its setting. The new hut will continue this opening up of a private estate to wider numbers.



Hesleyside Hall



Access track

C200 minor road

Site of Proposed Treehouse

Diagram shows '**Zone of Theoretical Visibility**' in relation to the proposed development to in order to better identify heritage assets and their settings and how they may be affected

## 6.2 Mitigation

As stewards of Hesleyside Hall and its setting the owners have an increasing desire to restore and save important features within the Estate such as the 17<sup>th</sup> century walled garden. Without securing an increased revenue stream saving these historic features cannot happen and there is a significant risk they may deteriorate beyond repair. The owners would like to ensure that the significance can be appreciated by generations to come. Although revenue from the development will undoubtedly help to conserve the historic fabric of Hesleyside the proposed hut will not have a detrimental effect on the historic setting of the hall and its garden. The hut will not interfere with views and layout of the existing gardens and parkland views surrounding the House. It would have a low impact upon the landscape character of this part of the National Park.

Any impact would be mitigated by:

1. siting the hut away from the hall in an area whose significance has already been diminished by unsympathetic monoculture plantation of spruce trees.
2. discretely siting it adjacent to but further from the Hall than the existing huts.
3. it not being possible to view the hut from the public highway or from the Hall.
4. ensuring that any paraphernalia etc surrounding the hut is kept to a minimum. Previous huts have proved this is possible and avoided the colonisation of the areas around them. The owners have ensured this,
5. ensuring the hut is designed to high levels of design and sustainability specifying sustainable materials and thermal performance
6. siting carparking away from the hut, next to existing parking spaces. Ensuring the hut is only accessed on foot.
7. ensuring any construction is reversible so that the building can be removed and leave no trace
8. using income from the hut to fund maintenance and conservation of the associated heritage assets.



### **6.3 Conclusions**

The proposals have been described and any conflict with the significance of Listed Hall and Parkland have been assessed in accordance with the NPPF. Justification for the proposals has been provided. Whilst the hut will represent a small intrusion in the landscape and cause minor harm siting it within the boundaries of the listed parkland, this harm will be mitigated. The proposal is modest, the long term benefits will outweigh the impact on the significance of the heritage assets. The increased income from the development will help to provide funds currently unavailable to preserve and enhance the special architectural and historic character of the estate, and specifically enhance significant parts of the Hall and Parkland (including the dilapidated Walled Garden). The proposals will contribute to the wider public benefits by further opening up the estate to more visitors. It will provide distinct and different accommodation that will appeal nationally and internationally, this will bring visitors to the National Park and benefit the wider community, according with the NPPF and local policy and guidance.

## APPENDIX A: REFERENCES

- (1) <https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/>
- (2) <https://historicengland.org.uk/listing/the-list/list-entry/1044997>
- (3) <https://historicengland.org.uk/listing/the-list/list-entry/1001047/>
- (4) Annex 2, Glossary, NPPF 2019
- (5) Conservation Principles, Policies and Guidance 2008, Historic England :p9 para 14
- (6) Conservation Principles, Policies and Guidance 2008, Historic England :p10para 15
- (7) Conservation Principles, Policies and Guidance 2008, Historic England :p10para 16

## BIBLIOGRAPHY

Historic England guidance documents used in the compilation of this report:

- Conservation Principles, Policies and Guidance (2008).
- Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets (2015).  
The National Heritage List for England is the official database which provides access to up to date information on all nationally designated heritage assets. It can be accessed at <https://www.historicengland.org.uk/listing/the-list/>

National Planning Policy Framework 2019

## Appendix B Relevant Policies

### NATIONAL PLANNING POLICY FRAMEWORK

#### Proposals affecting heritage assets

**189.** 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.

**190.** 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.

**192.** 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.

#### Considering potential impacts

**193.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**194.** 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. Substantial harm to or loss of:

- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>3</sup>.

**196.** 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.

**200.** Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

**201.** Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under [paragraph 195](#) or less than substantial harm under [paragraph 196](#), as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

**202.** Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.