

**4G SITE SPECIFIC SUPPLEMENTARY INFORMATION AND PLANNING JUSTIFICATION
STATEMENT PREPARED BY DOT SURVEYING**

1. Site Details

Site Name:	HACKNESS HALL	Site Address:	Hackness Hall, Hackness, Scarborough, North Yorkshire, YO13 0BL
NGR:	E: 497169 N: 490478		
Site Ref Number:	SRB039	Site Type:	Existing telecoms installation upgrade

2. Check List

Site Selection

Was North York Moors National Park Council mast register used to check for suitable sites by the operator or the LPA?		No
If no explain why: It was felt that the industry database was a more up to date source of information.		
Was the industry site database checked for suitable sites by the operator:	Yes	
If no explain why: N/A		

NYMNPA

18/07/2023

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	AMBER	
<p>Prior to the submission of this application, an initial investigation was conducted to discuss the development proposal and identify any site- specific issues.</p> <p>The site has been given a Amber rating under the Traffic Light Model 'TLR'.</p>		

Summary of outcome/Main issues raised:

Determination as to whether the scheme in the attached drawings is acceptable

Full details of the scheme are outlined within the planning drawings A 1190161_SRB039_19633_YO0431_M003. Issue. C

We consider upgrading an existing installation rather than adding a new one is best suited to extend high-speed mobile coverage to the target community. The scheme is also considered to fit with the Local Authority's critical role in delivering the UK Government's Digital connectivity vision and provides a basis for the Council to support the request for plans to speed up digital infrastructure rollout, as outlined by Ministers on the 27th of August 2020.

School/College

Location of site in relation to school/college:

N/A

Outline of consultation carried out with school/college:

N/A

N/A

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation

Will the structure be within 3km of an aerodrome or airfield?		No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		No
Details of response: N/A		

3. Proposed Development

The proposed site:

The technical details of this proposal are illustrated within application design drawings as attached.

The very nature of upgrading existing telecommunications infrastructure within such an urban setting requires a highly considered balance between the need to extend practical coverage reach with that of increasing risk of visual amenity intrusion. In this location, this telecommunications installation located at Wymondham College is capable of supporting additional equipment compliment to extend coverage reach across the target area. As such we propose to upgrade this existing telecommunications site.

The technical details of this proposal are illustrated within the enclosed application design drawings: - 1190161_SRB039_19633_YO0431_M003. Issue. C

In accordance with governmental guidance this existing site can be used in this instance via an upgrade rather than having to find a new location.

The equipment is considered unlikely to have any material impact on the local area as this is simply an upgrade of the existing installation rather than a brand new site.

Type of Structure, upgrade	
Description:	
<ul style="list-style-type: none"> • The replacement of 1No antenna at 13.05m on a new gantry pole • The installation of a 1No GPS unit at the side of the brick cabin at ground level • The replacement of a feeder cable on the external of the listed building • Additional telecommunication equipment cabinet to be located in existing internal room 	
Overall Height:	13.4m AGL
Height of existing building	N/A
Equipment Housing:	
Length:	See drawings
Width:	See drawings
Height:	See drawings
Materials	
Antennas etc. - type of material and external colour:	See drawings
Equipment housing - type of material and external colour:	See drawings

Reasons for choice of design:

The proposed telecommunications upgrade will support the UK Government Digital connectivity vision and provide a basis for support from the local planning authority to speed up digital infrastructure rollout set by Ministers on 27 August 2020. Such development will facilitate educational benefits, providing access to vital services, improving communications with the associated commercial benefits for local businesses, enabling e-commerce and working from home as well as enjoying access to social, media and gaming for leisure time activities. To facilitate 4G capacity and coverage to the surrounding area.

In accordance with the requirement set within National Planning Policy Framework (February 2019) guidelines; the proposed 'Street Works' design has been selected to minimise visual impact upon the area.

4. Technical Justification

Reason(s) why site required

The National Planning Policy Framework (NPPF) clearly states that authorities should NOT question the need for the service, nor seek to prevent competition between operators. Notwithstanding this, the Applicant considers it important to explain the positive technical justification for the site and how the facility fits into the overall network.

The site is required to provide new 4G coverage for MBL (EE/ H3G) and 4G capacity, improving service in and around the Golf Links Road and surrounding area. The cell search areas for 4G are extremely constrained with a typical cell radius of approximately 50m. In general, it would not be feasible to site the installation too far from the target locale

5. Site Selection Process – alternative sites considered and not chosen.

Discounted Options

In accordance with the sequential approach outlined in the NPPF, the following search criteria have been adopted. Firstly, consideration is always given to sharing any existing telecommunication structures in the immediate area, secondly; consideration is then given to utilising any suitable existing structures or buildings and thirdly, sites for freestanding ground-based installations are investigated.

This sequential approach is outlined below:

- a) Mast and Site Sharing
- b) Existing Buildings Structures
- c) Ground Bases Installations

In compliance with its licence and the sequential approach outlined in the NPPF, all attempts to utilise any existing telecommunication structures where they represent the optimum environmental solution have been employed. The Mast Data register is always examined prior to the submission of a planning application.

Discounted Options and National Planning Policy:

The National Planning Policy Framework (NPPF) is clear that LPAs should not question the need for the installation under Part 116:

“Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure”.

Typical to most 5G cell site deployment within the urban environment, this is an extremely constrained cell search area. It is recognised that the very nature of upgrading existing mast infrastructure within a dense urban setting requires a well-considered balance between the need to extend practical coverage with that of increasing risk of visual intrusion. A street pole with associated cabinets is deemed to be the only and most appropriate solution available. The DSA (Designated Search Area) is illustrated herein, together with site locations that were investigated and subsequently discounted.

Discounted Options:

As this is an existing installation we have not searched for other locations as yet on the assumption that we will be able to implement this proposed upgraded scheme to give the local population coverage and capacity to use their telecoms devices. Ultimately consideration was given to utilising the existing telecoms location as per the government guidance.

6. Additional Relevant Information

Background to the Proposal

MBNL supports Government ambition to be a global leader in the next generation of mobile technology set out within its March 2017 white paper, 'Next Generation Mobile Technologies: A 4G strategy for the UK' and expand its mobile network across the South Norfolk District Council area and specifically in this instance, to enhance 4G coverage levels in and around this area of South Norfolk District.

Modern mobile phone base stations operate on a low power and accordingly, need to be located within close proximity to the areas they are required to serve. Increasingly, people are also using mobile devices in the home which requires the installation of upgraded telecommunications infrastructure closer to such residential areas.

The proposed scheme has been designed to ensure the fundamental principles of good siting and appearance are adhered to. The overall impact of the installation on the environment is therefore considered limited when viewed in the context that high-speed mobile connectivity is the lifeblood of a community.

DEVELOPMENT PLAN POLICY:

Development plan considerations have a special significance in law. Section 54A of the Town and Country Planning Act 1990 (The Act), and re-iterated in Section 38 of the Planning and Compensation Act 2004, stated that:

“Where in making any determination under the Planning Acts regard is to be had to the Development Plan, determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise.”

NATIONAL PLANNING POLICY:

The Government remain committed to promoting telecommunications and place emphasis on the importance of telecommunications to the wider economy. The National Planning Policy Framework (NPPF July 2018) sets out the Government’s planning policies for England and how these are expected to be applied at the Local level. It provides a framework within which local people and their representative Councils can shape distinctive local and neighbourhood plans, which reflect the needs and priorities of their own communities.

The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions of sustainable development, each of which give rise to the need for the planning systems to perform a number of roles including;

- Economic Role - contributing to building strong, responsive and competitive economy;
- Social Role - Supporting strong vibrant and healthy communities; and
- Environmental Role - Contributing to protecting and enhancing our natural, built and historic environment.

The NPPF contains at its core a presumption in favour of sustainable development which runs through both plan-making and decision-making processes. The NPPF recognises the vital importance of high-quality telecommunications and dedicates a whole chapter to this area. Chapter 10 of the NPPF outlines the Governments support for high quality communications. The paragraph extracts highlighted below, clearly outline the overarching support from Central Government for telecommunications and how Local Planning Authorities should embrace this vital infrastructure:

Paragraph 112 states:

“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and

Conclusion

Government considers that high-speed mobile connectivity is the lifeblood of a Community. CK Hutchison Networks (UK) Ltd is committed to providing improved network coverage and capacity, most notably in relation to 4G services.

Taking into account the site-specific factors and technical constraints, available options and planning constraints, it is considered that the proposed telecommunications upgrade clearly represents the optimum environmental solution to extend coverage to the target community. Where the underlying aim is to provide an efficient and competitive telecommunication system for the benefit of the community, while minimising visual impact.

In accordance with a recognised need to expand and promote telecommunications networks across the region, it is considered that the proposal fully accords with the National Planning Policy Framework. On this basis, favourable determination is welcomed for our application.

Contact Details

Name: (Agent)	<u>Cameron Wilson</u>	Telephone:	
Operator:	<u>MBNL (EE/ H3G)</u>	Fax no:	<u>N/A</u>
Address:	Dot Surveying, The Bonds 2 Anderson Place Edinburgh EH6 5NP	Email Address:	
Signed:	_____	Date:	<u>17th July 2023</u>
Position:	<u>Planner</u>	Company:	<u>Dot Surveying Ltd</u>
	_____	(on behalf of above operator)	_____

NYMNPA

18/07/2023

www.dotsurveying.co.uk

Tel: 0345 340 5456

North York Moors National Park
The Old Vicarage
Merrion House
Bondgate
Helmsley
York
North Yorkshire
YO62 5BP

18th July 2023

Dear Sir or Madam,

Application for listed building consent – proposed telecoms works to be undertaken at Hackness Hall, Hackness, Scarborough, North Yorkshire, YO13 0BL

Heritage Statement in respect of proposed minor telecommunications upgrade works upon and within the building

Introduction

The following Heritage Statement has been prepared in connection with the proposed minor upgrade of an existing telecommunications radio base station on behalf of EE Ltd and Hutchison 3G UK Ltd, in conjunction with Mobile Broadband Network Limited (MBNL).

The following document should be read in conjunction the listed building consent planning statement which forms part of this application. The works are outlined in the below:

- The replacement of 1No antenna at 13.05m on a new gantry pole
- The installation of a 1No GPS unit at the side of the brick cabin at ground level
- The replacement of a feeder cable on the external of the listed building
- Additional telecoms equipment cabinet to be located in existing internal room

Understanding the significance of a historic asset, and the possible impact of the proposed scheme is the key to good conservation practice. Good, clear information, available from the outset, can speed up the processing of applications, reduce costs and lead to better overall design. If the significance of a site has been clearly understood from the outset (based on how the site has changed through time and what survives today), then both the applicant and the Local Planning Authority (LPA) can better understand the impact of the proposal and seek to minimise any impact. As a result, it is important to understand the significance of a heritage asset when considering proposals to alter, demolish or extend the asset, or develop within its setting. An early understanding of the significance will inform the direction of an application

and help provide a clear and convincing justification of the proposed scheme (as required by paragraph 187 of the National Planning Policy Framework (NPPF)).

Building subject to this Heritage Statement

The Stable Yard is a Grade II listed and is situated 10 metres to the south-east of Hackness Hall

Figure 1: Images to show the Grade II Listed Building, the existing telecommunication site for the proposed upgrades.

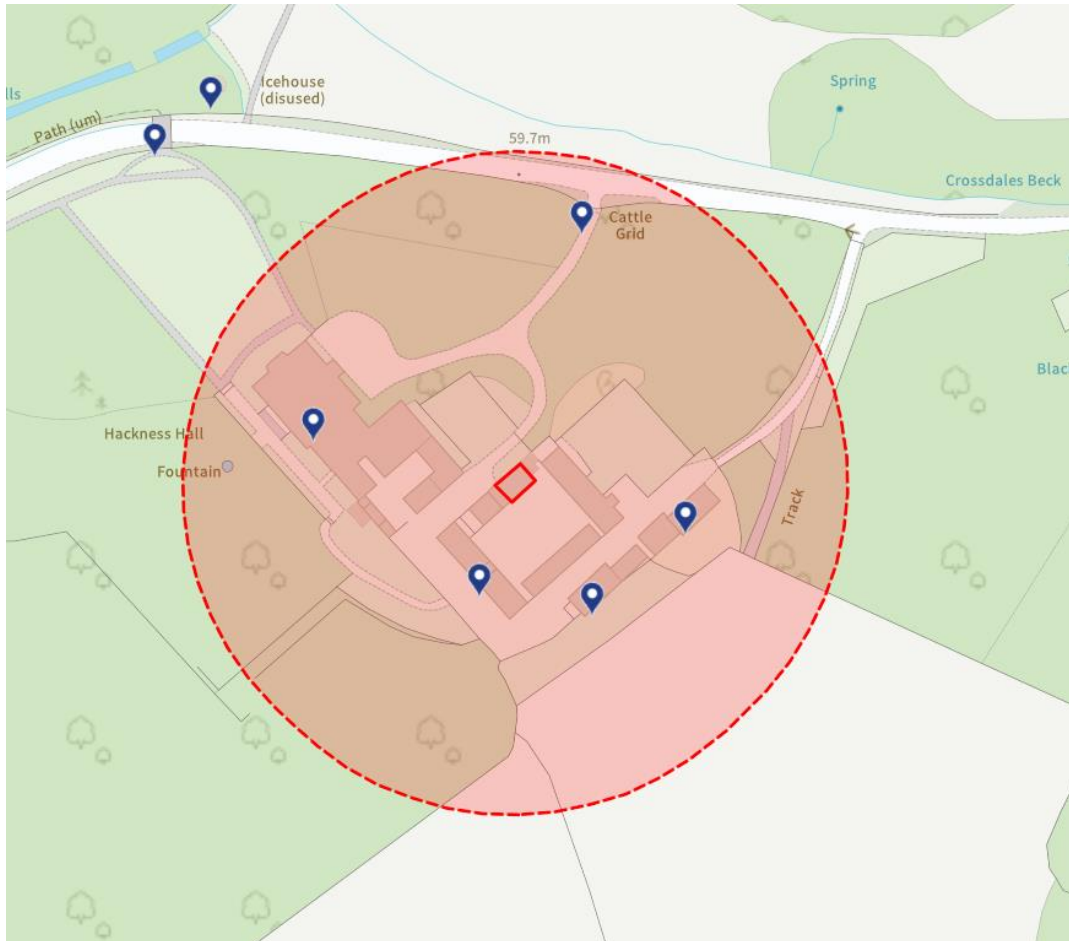


The below listed buildings are within 100 metres of the existing telecommunications site therefore, will be integrated into the Heritage Statement.

- Gates And Gate Piers approximately 100 Metres North East of Hackness Hall (1296579)
- Hackness Hall and Railings And Railings Attached to Terrace on Garden Front (1148859)
- Barn Approximately 10 Metres South-East of Stable Yard at Hackness Hall (1172725)
- Dutch Barn Approximately 10 Metres East of Stable Yard at Hackness Hall (1148860)



Figure 2: Extract from Historic England highlights other listed buildings within 100 metres of the existing site.



Relevant Planning Policy

The revised National Planning Policy Framework ‘NPPF’ was published by the Government in July 2021. The document sets out the Governments planning policies for England and how these should be applied. Section 16 of the NPPF – Conserving and enhancing the historic environment – details the national planning policy context for the assessment of proposals that affect listed buildings or conservation areas and other (non-designated) heritage assets. The importance of conservation of the historic environment is highlighted at paragraph 190 which sets out a requirement for an LPA to develop a positive strategy for conservation of the historic environment, that includes taking account of the desirability of sustaining and enhancing the significance by putting them viable uses consistent with their conservation.

Paragraphs 190 – 193 specifically address conserving the built historic environment. Paragraph 195 highlights that the significance of a heritage asset should be explained by an applicant at a level of detail proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on the asset.

Paragraph 197 sets out factors that should be taken into account by an LPA in determining an application. These reflect the considerations outlined in paragraph 190 and underlines the positive contribution that conservation of heritage assets can make to sustainable communities including economic vitality. In considering the impact of a proposed development on the significance of a heritage asset paragraph 199 notes that

“great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).”

Where proposals are considered to lead to harm of an asset’s significance, paragraph 201 sets out circumstances in which such harm, substantial or less than substantial, could be considered acceptable, including situations where public benefit out-weigh such harm. This is set out at paragraph 202 which states;

“where a development proposal will lead to less than substantial harm to the significance of a designed heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

The test of whether any harm is “substantial” or “less than substantial” is for the decision maker. The NPPF states that substantial harm is a high test, so it may not arise in many cases.

Public benefits are defined with the NPPF and could be anything that delivers economic, social or environmental progress. Benefits do not always have to be visible or accessible to the public in order to be considered as genuine public benefits.



The Development Plan

As defined by the Planning and Compulsory Purchase Act 2004, the development plan for this application is the North York Moors National Park Authority: Local Plan (2020)

The Local Plan is part of the Local Development Framework for the North York Moors National Park.

The Local Plan was adopted in July 2020 and consists of a portfolio of planning documents, that together provide the framework for guiding development in the North York Moors National Park.

“Policy BL10 – Communications Infrastructure

The provision of infrastructure for radio, broadband and other telecommunications and information technology will only be permitted where it is of a scale and design appropriate to the National Park and helps meet the needs of local communities. Development will only be permitted where:

- 1. There are no suitable alternative means of provision;*
- 2. There is no unacceptable adverse visual impact upon the character of the locality and the wider landscape;*
- 3. The siting of the installation makes use of the least environmentally intrusive option available, subject to technical issues;*
- 4. The proposal is part of a coordinated, long term strategy for the provision of telecommunications technology; and*
- 5. Provision is made for the removal of the equipment when it is redundant. Where there would be unacceptable harmful impact which cannot be mitigated by alternative siting or design, permission will be refused.”*

It is believed that the proposed works adheres to all of the above sections outlined in policy BL10 – especially section 2 and 4 which seeks to minimise the need for additional masts and whilst promoting long term telecommunications equipment. As the proposed listed building consent is for a series of modest telecommunication upgrades this will reduce the proliferation of masts in the North York Moors National Park.

“Strategic Policy I - The Historic Environment

All developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate, enhancement of the historic environment. Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area, including:

- 1. Features that contribute to the wider historic landscape character of the North York Moors National Park such as the legacy of features associated with the area’s industrial, farming, fishing and monastic past;*
- 2. Archaeological sites and monuments, comprising both upstanding and below-ground assets,*



including Scheduled Monuments and regionally or locally important non-designated monuments such as the Neolithic barrows and Bronze Age cairns, tumuli and stone circles;
3. *The vernacular building styles, materials and the form and layout of the historic built environment including Conservation Areas, Listed Buildings and regionally or locally important non-designated structures and buildings.*

Applicants will be required to provide a Heritage Statement of sufficient detail to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset(s).

Harm to an element which contributes to the significance of a designated heritage asset (or to non-designated archaeology of national importance) will require clear and convincing justification and will only be permitted where this is outweighed by the public benefits of the proposal. Substantial harm will only be permitted where it can be demonstrated that the proposal would bring substantial public benefits that outweigh the harm or there are other exceptional circumstances.

Where non-designated heritage assets are affected, a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the asset and other material considerations.”

It is understood the significant importance of heritage assets are to the North York Moors National Park and this is outlined in the previous sections within the listed building consent application, It has been noted the site is on the rooftop of a listed building with 4 other listed buildings within 100 metres. However, again it should be noted that the proposed works involve the replacement of 1 dish, the installation of a feeder cable, installation of 1 GPS and other ancillary equipment to an existing cabinet. This should have a minimum visual impact. As the proposed works are on an existing mast without any structural changes this will help to preserve the historic value to the local residents whilst offering significantly better connectivity for present and future mobile services.

“Policy ENV11 – Historic Settlements and Built Heritage

Development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features. Development proposals will only be permitted where they:

1. Conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting including key views, approaches and qualities of the immediate and wider environment that contribute to its value and significance;
2. Conserve or enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features that contribute to visual, historical



or architectural character;

3. Reinforce the distinctive qualities of settlements through the consideration of scale, height, massing, alignment; design detailing, materials and finishes;...”

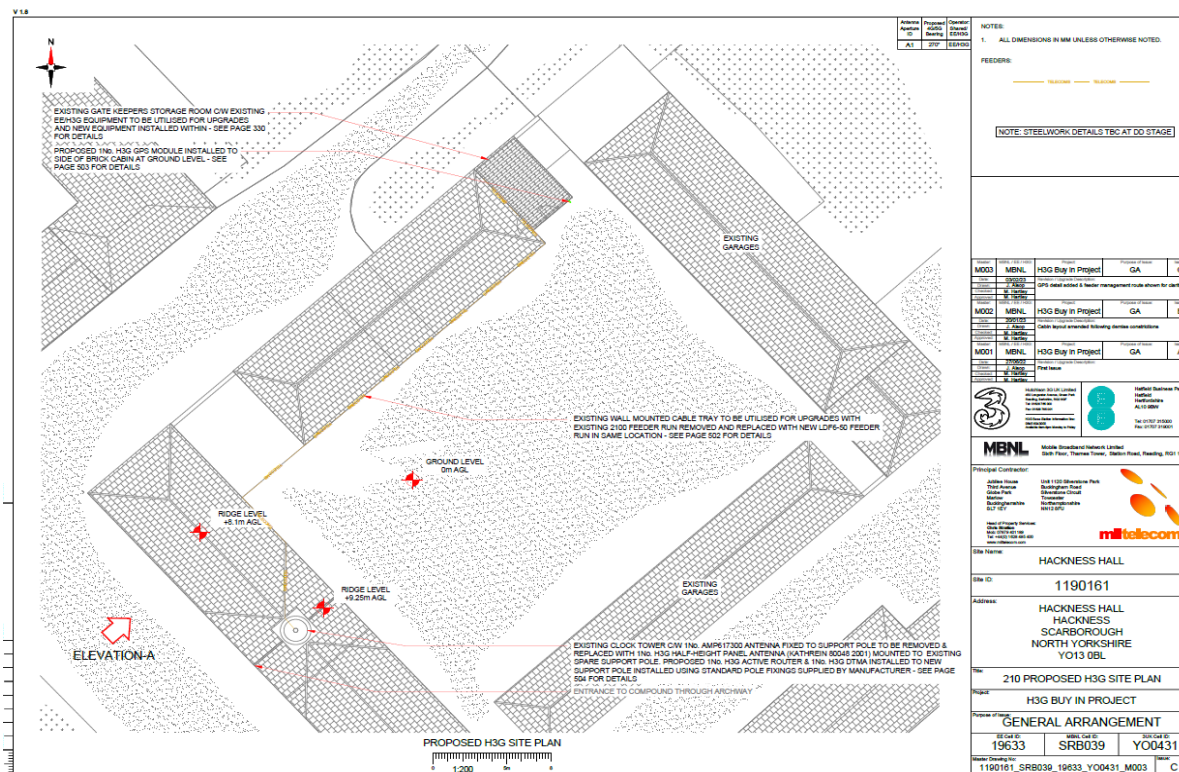
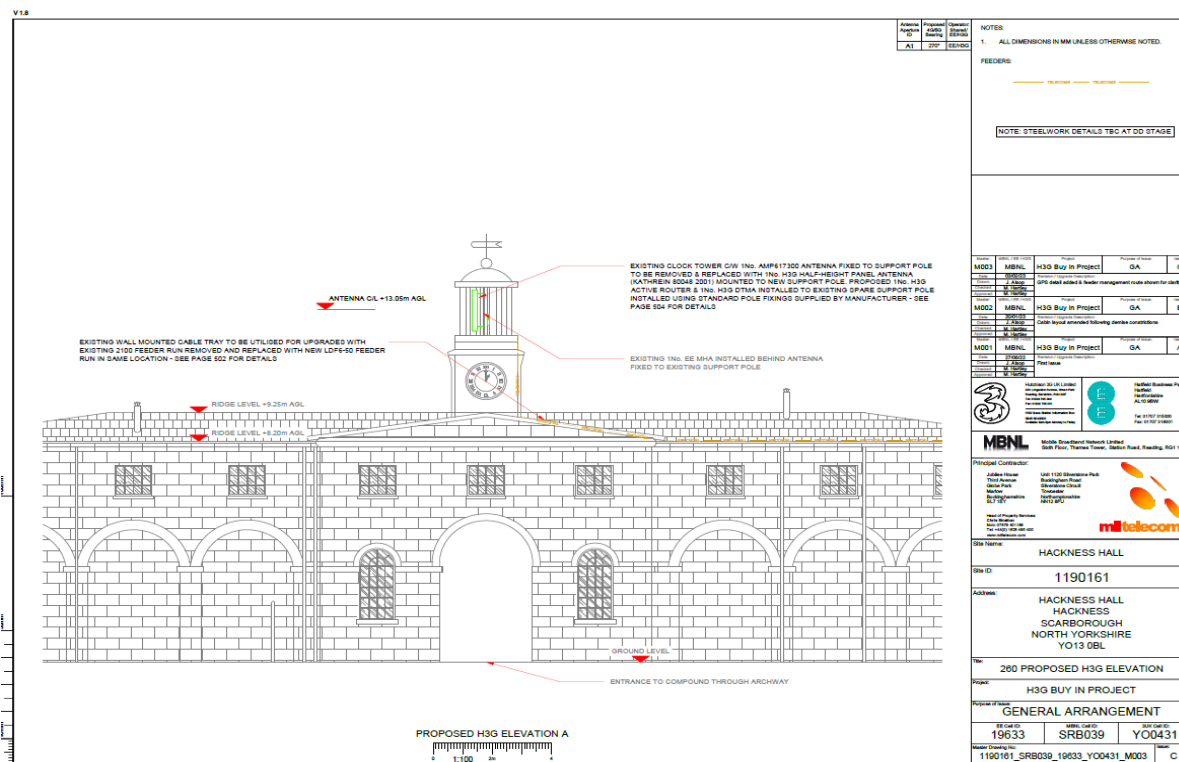
As the location is within a listed building in the North York Moors National Park, it has been previously stated the equipment proposed has incorporated methods of minimising any visual impact as outlined in the submitted drawings. As the location is on the rooftop within an enclosed parcel of land the proposed works should not be visible when viewed from the wider area. The importance to the character of the National Park has been a key consideration as so it is believed the modest upgrades will help to improve connectivity to the Hackness area outweighing any potential visual impact.



Dot Surveying Ltd is a company registered in England and Wales: Company Number 12401570
Registered Office Address: 8 Blandfield Road, London, England, SW12 8BG
VAT Registration 345 2850 00



Please find below an extract from the planning drawings submitted as part of this application for Listed building consent:



Dot Surveying Ltd is a company registered in England and Wales: Company Number 12401570
Registered Office Address: 8 Blandfield Road, London, England, SW12 8BG
VAT Registration 345 2850 00



Assessment of Significance

Designated Heritage Asset

The proposal involves very modest alterations to the Grade II listed building, primarily involving the replacement of existing telecommunications equipment and supporting apparatus.

Listed Description

From the Historic England web site, the description for the site is: -

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1316119

Date first listed: 13-Dec-1951

Location

Statutory Address: STABLE YARD APPROXIMATELY 10 METRES TO SOUTH-EAST OF HACKNESS HALL, HACKNESS TO SUFFIELD ROAD

District: Scarborough (District Authority)

Parish: Hackness

National Grid Reference: SE 97170 90471

Details

SE 9790 HACKNESS HACKNESS TO SUFFIELD ROAD (south side, off)

11/54 Stable yard approximately 10 metres to south-east 13.12.51 of Hackness Hall with pumps attached to workshops

GV II*

Stables, carriage sheds and workshops. c1795. Probably to a design by John Carr. For Sir Richard Van den Bempde-Johnstone. Finely-tooled sandstone with ashlar dressings and slate roofs. Main stable block flanked by subsidiary stable block and by a range of workshops; range of carriage sheds closes yard on fourth side. Main stable block: 2-storey front on plinth, of 9 arcaded bays, the 3 centre bays pedimented and projecting. Arcade with hood-mould carried on pilasters with continuous impost band interrupted at centre by carriage arch. Carriage arch flanked by recessed radial-glazed windows beneath arches of shaped voussoirs, and 3 larger similar windows to each side. First-floor windows are unequal 12-pane sashes. Stone sills to all windows. Lower portions of ground-floor windows are slatted. Moulded eaves cornice and raking cornices to pediment. Keyed, radial-glazed oculus to tympanum. Cupola with weather-vane to centre of hipped roof. Yard front: carriage arch flanked by round-headed windows and 3-bay blind arcades on each side. Return fronts: a single bay to each continues the arcading and contains a tall recessed window beneath a round arch of shaped voussoirs. Subsidiary stable block. Yard front: 2-storey front on plinth, with 3 arcaded bays on each side of segmental carriage arch. Doors of 6 raised and fielded panels with radial fanlights to centre of each arcade,



with radial-glazed windows on each side. Continuous impost band. Rear: 3- bay blind arcades on each side of carriage arch of shaped voussoirs. Round arches of shaped voussoirs on pilasters with imposts. 12-pane windows with stone sills to first floor. Moulded cornice. Hipped roof. Carriage sheds. Yard front: 2-storey front, on plinth, of 7 bays. Each bay comprises a round-headed carriage arch on square piers with imposts, containing harr- hung double doors of raised and fielded panelling. Rear: 7-bay blind arcade with arches of shaped voussoirs and continuous impost band. 12-pane windows with stone sills to first floor. Moulded eaves cornice. External stack with cornice rises above hipped roof between end bays to right. Workshops: single-storey, 7 bay range. Paired cart-sheds to left with double plank doors beneath segmental arches. Board doors beneath slatted overlights to workshops, including blacksmith's shop to right. Yard side: blind segmental arches some with small-pane windows with slatted lower portions. Interior of blacksmith's shop: a forge and bellows survive. Two pumps survive, one to left of the blacksmith's shop, and one to rear of workshop range, each with a lead plaque bearing the Johnstone winged spur and the date 1798.

Listing NGR: SE9717090471



Dot Surveying Ltd is a company registered in England and Wales: Company Number 12401570
Registered Office Address: 8 Blandfield Road, London, England, SW12 8BG
VAT Registration 345 2850 00



The following listed buildings are within 100 meters of the existing telecommunications site.

Gates And Gate Piers approximately 100 Metres North East of Hackness Hall



- Extract from Historic England

Listed Description

From the Historic England web site, the description for the site is: -

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1296579

Date first listed: 18-Jan-1967

Location

Statutory Address: GATES AND GATE PIERS APPROXIMATELY 100 METRES NORTH EAST OF HACKNESS HALL, HACKNESS TO SUFFIELD ROAD

District: Scarborough (District Authority)

Parish: Hackness

National Grid Reference: SE 97203 90587

Details

SE 9790 HACKNESS HACKNESS TO SUFFIELD ROAD (south side)

11/53 Gates and gate piers approximately 100 metres 18.1.67 north-east of Hackness Hall



Dot Surveying Ltd is a company registered in England and Wales: Company Number 12401570
Registered Office Address: 8 Blandfield Road, London, England, SW12 8BG
VAT Registration 345 2850 00



GV II

Gates and pair of gate piers. Gate piers c1810; gates probably C20. Piers of sandstone ashlar; cast-iron gates. Gate piers square on plan, on tall plinths, approximately 3.25 metres high. Alternate long and short quoins form bands of chamfered rustication. Moulded abacus, frieze enriched with swags and moulded cornice. Flat stepped caps with carved eagle finials. The gates incorporate the winged spur crest of the Johnstone family. Entrance to Hackness Hall.

Listing NGR: SE9717390496



Dot Surveying Ltd is a company registered in England and Wales: Company Number 12401570
Registered Office Address: 8 Blandfield Road, London, England, SW12 8BG
VAT Registration 345 2850 00



Hackness Hall and Railings And Railings Attached to Terrace on Garden Front



- Extract from Historic England

Listed Description

From the Historic England web site, the description for the site is: -

Overview

Heritage Category: Listed Building

Grade: I

List Entry Number: 1148859

Date first listed: 13-Dec-1951

Location

Statutory Address: HACKNESS HALL AND RAILINGS AND RAILINGS ATTACHED TO TERRACE ON GARDEN FRONT, HACKNESS TO SUFFIELD ROAD

District: Scarborough (District Authority)

Parish: Hackness

National Grid Reference: SE 97117 90521

Details

SE 9790 HACKNESS HACKNESS TO SUFFIELD ROAD (south side)

11/52 Hackness Hall and railings attached to 13.12.51 terrace on garden front



Dot Surveying Ltd is a company registered in England and Wales: Company Number 12401570
Registered Office Address: 8 Blandfield Road, London, England, SW12 8BG
VAT Registration 345 2850 00



GV I

Country house. 1791-96 (date on pediment); extension wings and new entrance added in 1810; gutted by fire in 1910 and restored by Walter Brierley. By Colvin or Peter Atkinson (sen). For Sir Richard Van den Bempde- Johnstone. Sandstone ashlar with slate roofs. Entrance front: 2-storey, 7-bay front, the 3 centre bays pedimented and breaking forward: single-storey projecting porch. Lower 2-storey L-shaped wing to left. Fluted Doric columns in antis enriched with rosettes flank double doors of raised and fielded panelling in pedimented porch. Overdoor panel carved with oak leaf garland, and winged spur crest of the Johnstone family with similar garland to porch pediment. Tripartite sash to first floor centre, with Ionic columns, frieze carved with swags and segmental pediment. 12-pane sashes to remaining ground and first-floor windows in raised architraves with modillion cornices: friezes pulvinated to ground floor. Ground-floor sill band. Raised band with guilloche moulding to first floor beneath blind balustrades to each window. First-floor sill band. Dentilled eaves beneath modillion cornice. Balustraded parapet obscures shallow hipped roof. Raised oval panel to pediment, surrounded by oak fronds surmounted by an owl. Inscription on panel reads: "Peace be within these walls 1796"

Garden front: 2-storey, 7-bay front, with lower 2-storey, 7-bay extension wing to right. The 3 centre bays of the main front break forward and form a pedimented tetrastyle centrepiece with fluted and enriched Ionic pilasters of the giant order. The tympanum contains an escutcheon in high relief surmounted by a winged spur, between oak fronds. Glazed door to centre beneath pedimented doorhood on incised consoles. 12-pane sashes throughout, in similar surrounds to those on entrance front. Other details are repeated from the entrance front. End right and right and left of centre stacks. Extension wing: repeats on a smaller and plainer scale the arrangement of the garden main front. Central part-glazed door with raised and fielded lower panels with fluted borders. Circular panel with a winged spur to tympanum of pediment. Shallow hipped roof. West front: 2-storey, 3-bay front, the centre bay a full-height 3-window canted bay. 12-pane sashes in Venetian surrounds flank the bay window, in the Doric order to ground floor and the Ionic, with segmental pediments, to first floor. 12-pane sashes to bay window in similar surrounds to those on the entrance and garden fronts. Other details are repeated similarly. Railings to terrace: comprise alternate cast-iron panels of anthemion mouldings and twisted balusters, - with Greek key band at the bottom and Vitruvian scroll at the top. Interior: in the octagonal room to left of the staircase hall is an C18 Ionic fireplace with fluted attached columns and entablature with rinceau mouldings to the frieze on each side of a raised panel carved with putti. 2 round-arched rectangular recesses with bands of guilloche mouldings survived the 1910 fire. Restoration work by Brierley includes a detailed reconstruction of the drawing room; a cantilevered staircase with fine wrought-iron balustrade; and a fireplace in the new dining room, incorporating a panel carved with oak fronds. References: C Hussey, "Hackness Hall, Scarborough", in *Country Life*, March 1921. N Pevsner, *The Buildings of England: Yorkshire, The North Riding*, 1966, p 181. G B Wood, *Historic Homes of Yorkshire*, p112. York Georgian Society, *The Works in Architecture of John Carr*, 1973 p112. H Colvin *Biographical Dictionary of British Architects*, 1978 p 72.

Listing NGR: SE9711790521



Barn Approximately 10 Metres South-East of Stable Yard at Hackness Hall

Listed Description

From the Historic England web site, the description for the site is: -

Overview

Heritage Category: Listed Building

Grade: I1

List Entry Number: 1172725

Date first listed: 14-Apr-1987

Location

Statutory Address: BARN APPROXIMATELY 10 METRES SOUTH-EAST OF STABLE YARD AT HACKNESS HALL, HACKNESS TO SUFFIELD ROAD

District: Scarborough (District Authority)

Parish: Hackness

National Grid Reference: SE 97206 90465

Details

SE 9790 HACKNESS HACKNESS TO SUFFIELD ROAD (south side, off)

11/55 Barn approximately 10 metres south-east of stable yard at Hackness Hall GV II

Barn. c1795. For Hackness Hall estate. Dressed sandstone with tooled dressings and slate roof. Rectangular on plan. 2-storey, 3-bay front, on plinth. Full-height double plank doors beneath round arch flanked by round- arched window openings. Raised sill and impost bands. Hipped roof. Return fronts: impost band from front continues as a sill band to 2 round-headed openings to loft.

Listing NGR: SE9720690465



Dutch Barn Approximately 10 Metres East of Stable Yard at Hackness Hall

Listed Description

From the Historic England web site, the description for the site is: -

Overview

Heritage Category: Listed Building

Grade: I1

List Entry Number: 1148860

Date first listed: 14-Apr-1987

Location

Statutory Address: DUTCH BARN APPROXIMATELY 10 METRES EAST OF STABLE YARD AT HACKNESS HALL, HACKNESS TO SUFFIELD ROAD District: Scarborough (District Authority)

Parish: Hackness

National Grid Reference: SE 97236 90491

Details

E 9790 HACKNESS HACKNESS TO SUFFIELD ROAD (south side, off)

11/56 Dutch barn approximately 10 metres east of stable yard at Hackness Hall

GV II

Dutch barn. c1795. For Hackness Hall estate. Finely-tooled sandstone with slate roof. Rectangular on plan. Single-storey, 3-bay front. Segmental centre arch, flanked by rounded arches, springing from piers with imposts. Rear: repeats front. Return fronts: 2 round-arched bays. Hipped roof. Interior: fine 3-bay king-post roof. This appears to be an unusually early example of a Dutch barn.

Listing NGR: SE9723690491



Impact of the Proposals

The proposed development relates to a very minor upgrade of an existing radio base station – replacement of an existing cabinet and the installation of a new cabinet. The replacement of equipment within the existing cabin and the installation of ancillary equipment to support the existing installation. The works are required to facilitate a high-speed 4G and 5G telecommunications network.

The Council will, no doubt, be aware of the importance of such upgrades, particularly during the current circumstances, when the ability of people to work from home and rely on a robust telecom network has become vital to the economic and social well-being of society.

It is considered that the very minor development subject to this application, and described and illustrated herein, will have no detrimental impact upon the character, setting and fabric of the listed building, given the existing base station is an established part of the building.

As detailed herein, it is considered that the scheme takes a form which is sympathetic within the context of the immediate street scene and area. Accordingly, the proposed removal and replacement of existing radio antennas and support poles (note, the new support poles and antennas will be the same height and situated in the same position as the existing), along with additional minor works upon the external rooftop and installation/replacement of equipment internally, will have very little impact on this designated heritage asset. As a result, we consider this is in accordance with the NPPF.

The NPPF at paragraph 202 notes that where a development proposal will lead to less than substantial harm to the significance of the designated assets, this harm should be weighed against the public benefits of the proposal.

The benefits of the proposed scheme are substantial, particularly the improvements it will bring to communications within the local area at this crucial time and shall outweigh the very limited impact to this listed building. Furthermore, it is considered the requirements accord with the National Planning Policy Framework 'NPPF' and the benefits of providing the latest technologies within this cell area, allowing the operator to ensure high quality communications infrastructure.

We consider the works subject to this application will not detract from the historical importance of and will preserve the Grade II Listed Building. Due to the proposed development works being very modest, on the existing telecommunication site.

Conclusion

The proposed scheme includes minimal upgrade works where there is existing telecommunications infrastructure already in situ. Details of this are provided within the submitted drawings and other supporting information.

The impact of the proposed development involves retaining the significance of the wider heritage asset, preserving its appearance and setting, while delivering widespread social and



economic benefits in the form of a modern and reliable high-quality communications system to the local area – which is of vital importance as we emerge from the full impact of the pandemic.

In line with the NPPF guidance, it is considered the economic and social benefits will outweigh the very limited impact of the proposed works.

Yours faithfully,

Cameron Wilson
Planner

(For and on behalf of MBNL)



Dot Surveying Ltd is a company registered in England and Wales: Company Number 12401570
Registered Office Address: 8 Blandfield Road, London, England, SW12 8BG
VAT Registration 345 2850 00

