

Heritage Statement Guidance

Information requirements for applications affecting Heritage Assets (Listed Buildings, Conservation Areas, Scheduled Monuments, Parks & Gardens/Designed Landscapes, Battlefields and Maritime Wrecks)

Most development affecting heritage assets needs planning permission or special consent. This helps the Council in their statutory duty to manage change to the historic environment for the benefit of the public.

Since the introduction of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) any application affecting heritage assets needs to include an assessment of their significance and setting. The statement should also consider the impact the proposed development may have on the significance of the heritage asset.

When is a Heritage Statement required?

A Heritage Statement, also known as a Heritage Impact Assessment, is required for all applications affecting heritage assets and their setting. These include designated heritage assets (Listed Buildings, Conservation Areas, Registered Parks and Gardens and Scheduled Ancient Monuments) and non-designated heritage assets (buildings identified as having a degree of heritage merit and those included in local heritage lists).

Heritage Statement as part of a Design & Access Statement

For most types of applications in Conservation Areas, a Design & Access Statement is needed, including those for extensions or alterations to a single dwelling (ie householder applications). Where this is the case, the Heritage Statement could be included as part of the explanation and justification for the design approach. For small-scale changes to the external appearance of buildings in Conservation Areas, access issues may not be relevant, and the statement can say so.

What information should a Heritage Statement include?

The Heritage Statement should clearly demonstrate that you have considered all the relevant issues (nos 1-5 below) and sought to preserve the special significance of the heritage asset and its setting and/or the special character of the area affected. Information on any sources and expertise that have been consulted should also be provided.

The scope and complexity of a Heritage Statement will vary, depending on the extent of the proposals and the significance of the heritage asset. Proposals that seek to alter listed buildings (their exterior, interior and setting) will require a comprehensive assessment which identifies their special architectural and historic interest and follows the staged approach advocated by Historic England and directed in the NPPF (see Sources). Larger development proposals that include demolition and new-build in a Conservation Area or within the setting of heritage assets will require a more in-depth approach than, for example, the replacement of a boundary wall or a front door.

1) A description of the heritage asset and its setting

The following may be considered:

- *What age is the heritage asset and when was it designated? (see Sources below)*
- *What are the main characteristics in terms of style, building materials and architectural features, eg window type?*

- *What is the surrounding development of the area like? Is the building part of a development of the same age and style, perhaps by the same builder?*
- *Describe the street scene: Is it residential or commercial in character? Is there variety or coherence in building form and types? Is it suburban, eg are there front gardens?*
- *Is it in a Conservation Area?*

2) An assessment of significance

The following may be considered:

- *How does the heritage asset contribute to the historic character of the area or settlement?*
- *Is it one of a kind? Is it part of a group of buildings of similar style and age? Is it one of a pair of semi-detached, or part of a terrace in which the single house forms a unit within a larger entity?*
- *Are there any distinctive architectural features?*
- *How does the setting contribute to the character, appearance and significance of the asset?*

3) An explanation of the design concept for the proposed development

In all cases the Heritage Statement should inform the design of the development proposal.

- For small scale alterations: *What are the design and proposed materials?*
- For extensions to buildings or proposals for new development: *What is the amount of development, layout, scale, landscaping and appearance (eg building materials and architectural detail)?*

4) Describing the impact of the proposed development

The following may be considered:

- *Would the proposed development involve loss or change to any features or fabric?*
- *Would the proposed development be visible from any public viewpoint?*
- *What would be the impact on the fabric, character, setting and appearance of the heritage asset?*
- *Would it preserve and enhance the character and appearance of the building and*

streetscene?

- *What is the harm and has this been justified? Have alternative solutions been considered?*

5) Photographs

Annotated photographs of the heritage asset illustrating it in context, its exterior and interior must be included. Photographs should be cross-referenced to plans and drawings.

Sources

- **The National Heritage List for England** is the official database which provides up-to-date information on all nationally designated heritage assets. Click [here](#).
- **Conservation Area Appraisals** are available for many of the County's Conservation Areas. They give an understanding of what the area's special interest is and highlight features that positively contribute to its character. Click [here](#).
- **The Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning Note 3)** sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. Click [here](#).
- **Statement of Heritage Significance: Analysing Significance in Heritage Assets (Historic England Advice Note 12)** provides information on the analysis and assessment of heritage significance in line with the NPPF to assist owners, applicants, local planning authorities and consultants in implementing historic environment legislation, the policy in the NPPF and the related PPG. Click [here](#).