

Heritage Statement

Information requirements for applications affecting conservation areas and listed buildings

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

Since the introduction of *Planning Policy Statement 5 (PPS5): Planning and the Historic Environment* in March 2010, any application affecting heritage assets needs to include an assessment of the significance of the asset and its setting. This statement should also consider the impact the proposed development may have on the significance of the heritage asset. This is now outlined in the National Planning Policy Framework with para.128 of particular relevance.

When a Heritage Statement is required

A heritage statement is required for all applications affecting listed buildings; unlisted buildings in conservation areas or locally listed buildings, including applications affecting the setting for any of the above.

Heritage Statement as part of a Design & Access Statement

For most types of applications in conservation areas a Design & Access statement is needed, including for applications for an extension or alteration to a single dwelling (i.e. 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. Advice on how to write Design & Access statements can be obtained from Planning Services.

What information should a heritage statement include

The scope and complexity of such a statement will vary, depending on the extent of the proposals and the importance of the building. Larger development proposals that include demolition and new build in a conservation area will require a more in-depth approach than, for example, the replacement of a boundary wall or a front door.

For most applications the heritage statement will include the following components:

1) A description of the heritage asset and its setting

The following may be considered:

- *Which conservation area does the building form part of?*
- *What is the age of the building?*
- *What are the main characteristics in terms of style, building materials and architectural features e.g. 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 of residential or commercial character? Is there a variety or coherence in building form and types? Is it suburban e.g. are there front gardens to the buildings?*

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2) An assessment of significance

The following may be considered:

- *How does the building contribute to the historic character of the area?*
- *Is it one of its kind? Is it part of 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 and appearance of the asset?*

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

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

4) Describing the impact of the proposed development

The following may be considered:

- *Would the proposed development be visible from any public viewpoint?*
- *Would the proposed development involve loss or change to any original features?*
- For extensions and new built: *What would be the impact on the appearance, character and setting of the building?*
- For small-scale alterations: *If not a like-for like replacement – what would be the*

visual impact? Would it preserve and enhance the character and appearance of the building and streetscene?

The statement should show clearly that you have considered all the relevant issues and sought to preserve the special appearance and character of the building or area affected. Information on any sources and expertise that has been consulted should also be provided.

Sources

There are a wide range of resources and further sources of information available to help you write your heritage statement:

- The National Heritage List for England provides details of: Listed Buildings; Scheduled Monuments; <http://list.english-heritage.org.uk/>
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- Conservation Area Appraisals and Management Plans - we have detailed appraisals for many of our Conservation Areas. The Appraisals identify which buildings within a conservation area make a positive as trees, landmarks, important views and the character of public and private open spaces. They can be downloaded from our websites: www.easthants.gov.uk or www.havant.gov.uk

MAGIC is an interactive map service which brings together environmental information from across government. It includes information on Scheduled

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Monuments and many other types of designation: <http://magic.defra.gov.uk>

- Early maps, including Ordnance Survey 1st and 2nd Edition can be consulted at the relevant County Record; www.old-maps.co.uk
- The HELM website, managed by English Heritage, is a good source of information on planning and the historic environment www.helm.org.uk/
- Understanding Historic Buildings: Policy and Guidance for Local Planning Authorities (English Heritage, 2008) <http://www.helm.org.uk/upload/pdf/Understanding-historic.pdf?1296215708>
- Conservation Principles. Policy and Guidance for the sustainable management of the Historic Environment. (English Heritage, 2008) http://www.helm.org.uk/upload/pdf/Conservation_Principles_Policies_and_Guidance_April08_Web.pdf?1296645421
- Climate Change and Your Home - information on climate change and

guidance on its impact on traditional buildings is available at:

<http://www.climatechangeandyourhome.org.uk/live/>

- National Amenity Societies such as the Society for the Protection of Ancient Buildings (SPAB), The Georgian Group, The Victorian Society and The Twentieth Century Society publish extensive material on their websites and in books and journals.
- Images of England website for details and images of listed buildings <http://www.imagesofengland.org.uk/>
- British Listed Buildings website for details of listed buildings <http://www.britishlistedbuildings.co.uk/>

Please be aware that this list is by no means exhaustive, and that other sources of useful information may exist. This list of information sources will be added to as the Authority becomes aware of other relevant texts.

For more information contact Planning Services on
01730 266551 – for East Hampshire District or 023 9244 6019 - for Havant Borough
or visit
www.easthants.gov.uk
www.havant.gov.uk