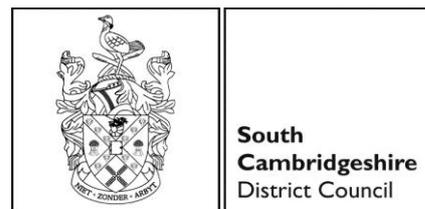


Heritage Statement

Guidance Document



Guidance for writing a Heritage Statement.

What is a Heritage Statement?

A Heritage Statement describes a heritage asset, their significance and the proposed works that are being applied for. When a planning application seeks permission for a development which would affect a heritage asset, a Heritage Statement would be required to justify the impact upon the value or 'significance' heritage asset and its setting.

The National Planning Policy Framework (NPPF) 2012 defines the terms below for use with regards to heritage assets and heritage policy.

Heritage asset:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Significance (when used with regard to heritage policy):

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.

Setting of a heritage asset:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

When is it necessary to submit a Heritage Statement?

If a planning application seeks permission for a proposed development affecting a heritage asset or its setting; this would include applications for:

- a. A development to a Listed building
- b. A development in the setting/adjacent to a listed building
- c. A development to properties (Inc. outline) in a conservation area, and
- d. A development in the setting of, or adjacent to, a conservation area.

What information should be included in a Heritage Statement?

A heritage statement should outline the overall significance of the building, conservation area, neighbouring heritage assets and its setting. This should outline what is of high, medium and low significance, adding to the understanding of the building and how it has changed over time.

A heritage statement should include more than a copy of the buildings listed description; however this is a good start.

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 (NPPF, para 128).

In addition, the heritage statement should assess the potential impact the proposal has on the significance of the building. This can be done in a table form, outlining each element of the proposal.

Feature – Identify all heritage features affected by the proposed development.

Description – Detail the feature with regards to its age, design and quality.

Significance – Identify the value of the historical significance of the feature.

Proposed works – Detail the proposed works and how they will impact each particular feature.

Possible Impact – Evaluate the impact upon the heritage asset.

Justification/Mitigation – Justify the proposed works, or detail mitigation measures to limit the harm caused by the proposed development.

Please see the example table overleaf.

Additional information can be included in your heritage statement to support your application; documents that you might like to include are photographs, photomontages, drawings. For larger schemes of work, it may be beneficial to include the exact specification of the materials to be used, and a method of works.

For further guidance, you can make an appointment with the planning Duty Officer by calling 0345 045 5215 or visiting our Cambourne office.

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
External wall (kitchen)	Timber framed external wall	High	Create an opening to access proposed extension	Loss of fabric	Opening between existing timber
Kitchen units	Modern kitchen units	Low	Replacement of the existing kitchen units with new. Including relocating sink etc	None	Better use of the space of the room. Any new services will be located discreetly
External render	Modern cement render, areas have cracked and blown.	Low	Careful removal of existing damaged render. Repair laths and render with lime.	Positive impact – allows the building to breath	Help to resolve damp issues within the building.
Replacement of existing 1970s extension	Single storey flat roofed modern utility extension	Low	Replace existing extension with a slightly larger extension	Positive visual impact	The design and scale of the extension has been considered to be appropriate for the needs of the owners and does not dominate the listed building.