

FURTHER GUIDANCE ON HERITAGE STATEMENTS

Paragraph 128 of the NPPF 2012 requires that 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. The information that should be included in a heritage statement will differ depending on whether the proposed development involves carrying out work on a listed building, or a property located in a conservation area, or relates to the setting of heritage assets.

Listed building consent

A written statement that includes a schedule of works to the listed building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required. A structural survey may also be required in support of an application for listed building consent (see separate validation requirement).

Applications for removal or variation of a listed building consent condition

A written statement that includes an analysis of the significance of the heritage asset, the principles of and justification for the proposed removal or variation of condition and its impact on the special architectural or historic interest of the listed building/structure may be required.

Conservation area consent

A written statement that includes a structural survey, an analysis of the character and appearance of the building/structure, the principles of and justification for the proposed demolition and its impact on the special character of the area may be required.

Applications either related to or impacting on the setting of heritage assets

A written statement that includes plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens, historic battlefields and scheduled ancient monuments; and an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required. An assessment of the impact of the development on the character and appearance of the area may be required, where appropriate.