

Heritage Statement

The Heritage Statement is for the applicant or agent to identify the heritage asset(s) that have the potential to be affected by the proposals and their setting.

The Heritage Statement should identify all heritage assets potentially affected and their settings; describe their significance; and assess the potential impact of the proposal on that significance, including direct physical change and change to their setting.

Heritage assets include designated and non-designated assets, as well as both buildings and below ground archaeology.

Please read the **Guidance notes** provided with this report to help you fill in the form correctly.

Further information on assessment of significance and assessing the potential impact of a proposal on that significance, including setting, can be found in (or their future updates):

- CLG (2012) **National Planning Policy Framework (NPPF)** (especially paragraph 17, Section 12 and Annex 2 Glossary)
- CLG (2014) **Planning Policy Guidance (PPG)** (especially 18a, paragraph 001-063)
- Historic England (2015) **Good Practice Advice (GPA) note 2 Managing Significance in Decision Taking in the Historic Environment**
- Historic England (2015) **Good Practice Advice (GPA) note 3 The Setting of Heritage Assets**

The NPPF and PPG also include a Glossary and explanation of terms, such as 'heritage asset', 'setting' and 'significance':

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).

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.

Significance (for 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.

(NPPF Annex 2: Glossary)

Appendix 1 relates to the Historic Environment Record (HER) Consultation Report. Here you must state whether or not supporting data from the HER is required.

There are 3 options:

- HER report attached (this must be completed by the Historic Environment Record Officer)
- HER report not considered necessary – email attached from HER
- HER report not required by the Local Planning Authority as detailed on the relevant website validation requirements

Please tick the relevant box at the back of this form as to which option applies.

Both the Heritage Statement and Appendix 1 must be completed in order to meet validation requirements of the Local Planning Authority – tick the boxes on the right hand side below to confirm the sections completed.

Note: All fields are mandatory. Failure to fully complete all fields may result in the form not being validated by the Local Planning Authority.

To be completed by the applicant – please tick relevant boxes	
1. Heritage Statement completed	
2. Appendix 1 completed	

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, March 2012) Section 128 states 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Heritage Statement

Site name

25 MOLYNEUX STREET

**Address of site
(including postcode)**

25 MOLYNEUX STREET W1H5HW

Grid Reference

TQ274814

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Please expand box or attach additional sheets

Minor external alterations.

The works include the replacement of two roof-lights windows to comply with the building consent regulation

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Please expand box or attach additional sheets

Replacement of two windows on the rear side of the building, located on the top floor(third floor).

The new roof lights will be steel framed, subdivided with a glazing bar, and will be installed flush with the roof covering, not standing proud of it.

2. Pre Application Advice

Have you consulted the East Sussex Historic Environment Record?

Yes No

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from the relevant local planning authority?

Yes No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

P20/01138 FMD2YLCBBHPBJ

Have you sought pre-application heritage advice from Historic England?

Yes No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

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3. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

1: Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	<input checked="" type="checkbox"/>
3. Conservation Area (CA)	<input type="checkbox"/>
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input type="checkbox"/>
8 Other Non-Designated Heritage Asset (including below ground archaeology)	<input type="checkbox"/>

4. What is known about the affected heritage asset(s)?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. **Please add any research material as an appendix to this report after Appendix 1.**

TQ 2781 NW TQ 2781 SW CITY OF WESTMINSTER MOLYNEUX, STREET W1 42/21 53/ 210 (north-east side) 5.8.82 Nos 25 to 38 (consec) GV II Terrace. Early C19. Brown brick, stucco to some ground floors. Roof concealed. 3 storeys and basement.
Heritage Category: Listed Building Grade: II List Entry Number: 1222939 Date first listed: 05-Aug-1982 Statutory Address: 25-38, MOLYNEUX STREET W1
Legacy System number: 418435 Legacy System: LBS

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	<input type="checkbox"/>
The Keep (East Sussex Record Office)	<input type="checkbox"/>
Map regression (historic maps)	<input checked="" type="checkbox"/>
Local Planning Authority sources	<input type="checkbox"/>
Historic England sources	<input checked="" type="checkbox"/>
Museum or Library (please provide details)	<input type="checkbox"/>
Other (please state)	<input checked="" type="checkbox"/>

(Please add any research material as an appendix to this report after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) and their setting (including below ground archaeology) identified in Section 3. Please see the guidance under 'further information' on page 1 on what a heritage asset is and how to define significance.

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

3.10 The Georgian terraces, most of which are listed, are typical early nineteenth century terraced properties. They have a strong uniform character and are predominantly three storeys built of stock brick some with stucco detailing at ground floor level. (The uniform appearance of terraces being harmed where this is painted inappropriate colours). The basement lightwells retain their iron railings and many have small iron balconies to the elongated 1st floor windows. The roofs are concealed by parapets although a limited number have been extended with Welsh slate mansards. Butterfly roofs which remain intact are important features of the original buildings.

3.8 The conservation area townscape is defined by the architectural style of the late Georgian terraces found in Shouldham Street, Molyneux Street, Brendon Street and Harrowby Street. They are of a simple design and detailing providing modest neighbours to the grand Georgian examples in the neighbouring Portman Estate.

3.9 Within the conservation area the prevailing height is 3 storeys (with basement), however some buildings vary between 2 and 4 storeys and this variety at roof level is an important element of the townscape.

6. How will the proposals impact on the significance of the heritage asset(s) and their setting?

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale. **(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)**

The proposal will have absolutely no bearing on the significance of the heritage asset.

No historic fabric or key features will be affected, nor views nor the relationships between buildings.

The proposal would not affect the floor plan of the building either as we are not extending it.

The proposal is to replace to existing roof-light to comply with the building consent regulations.

The proposal will also make sure that the roof lights are of conservative types.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

The proposal only regards the windows of the rear side of the top floor flat which are already existent which will therefore not have any impact on the ground floor.

This application is to rectify works that had been carried out without permission by the previous owners.

No other alteration will be done to the exterior of the building nor will we alter any permanent structure of the building.

All the material used will match the conservative type requirements.

Contact details:

County Archaeology Team
County.archaeology@eastsussex.gov.uk

Historic Environment Record
County.HER@eastsussex.gov.uk

Historic England
www.historicengland.org.uk

Local Planning Authority

Brighton & Hove City Council: <http://www.brighton-hove.gov.uk/content/planning/heritage>

Wealden District Council: planning@wealden.gov.uk

Rother District Council planning@rother.gov.uk

Hastings Borough Council dcenquiries@hastings.gov.uk

Eastbourne Borough Council customerfirst@eastbourne.gov.uk

Lewes District Council planning@lewes.gov.uk

South Downs National Park Planning@southdowns.gov.uk

Appendix 1

<p>To be completed by the applicant – please tick the relevant box Please note one of these boxes must be ticked or your application will not be valid For further help contact County.HER@eastsussex.gov.uk</p>	
HER report attached	<input type="checkbox"/>
HER report not considered necessary as confirmed in attached email from HER	<input type="checkbox"/>
<p>HER report not relevant for reasons indicated by the Local Planning Authority. These reasons are:</p> <ul style="list-style-type: none"> - The site is not located in an Archaeological Notification Area and is not a major development - The site is located in an Archaeological Notification Area but no below ground works (e.g. foundations or excavation) or demolition works are proposed and - The application is for change of use 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>