

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

The extension will be sympathetic, to the layout and finish of the existing buildings, it will be finished in white render. Giving a finish which is sympathetic to the surrounding nature and blend with the existing trees and green areas.

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

The extension will be well insulated, and we will improve the efficiency of the whole house. Adding an air source heat pump, which is more environmentally friendly and remove the need for unsightly LPG red canisters. We believe that other people in our road will follow our example once they see the improvements and reduced running costs.

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

The extension will blend with the local character and will look ascetically like other extensions in the neighbourhood.

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Where possible we will use local materials, and make sure that the materials we blend in with the surrounding nature and historic mine workings.

**186.** When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

The existing area extension is currently current and will therefore not affect architectural or historic interest, and that the concept of conservation will not be devalued through the designation of areas that lack special interest.

**187.** Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

(a) assess the significance of heritage assets and the contribution they make to their environment; and **the local wildlife, mine workings are nearby, but the area for the extension exists on the property, and there is nothing of interest which the extension might not effect.**

(b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. **The likelihood of currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future is very minimal because the site has been developed in the 1970's as part of housing development as does occupy any area where there might be heritage assets**

**188.** Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible.

**Our extension will not affect the accessibility for public.**

### **Proposals affecting heritage assets**

**189.** 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.

The extension concerned does not, heritage assets with archaeological interest, therefore local planning authorities are not required to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**190.** Local planning authorities should identify and assess the

particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

**191.** Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

There is no evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset. There is not heritage asset onsite.

**192.** In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; **There is no heritage assets onsite.**

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

**There are no heritage assets onsite. However, the extension will help to enhance the overall house in terms of sustainability.**

(c) the desirability of new development making a positive contribution to local character and distinctiveness. **The extensions will not affect local character and distinctiveness as you will not be able to see it from the public ally accessible areas.**

## Considering potential impacts

**193.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**194.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

There will be no. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting)

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional. The building is not grade II listed buildings, or grade II registered parks or gardens

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional <sup>63</sup>.

The building is not highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

**195.** Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

(a) the nature of the heritage asset prevents all reasonable uses of the site; **The site will not affect the nature of the heritage asset prevents all reasonable uses of the site**

(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

**There is not heritage asset onsite.**

(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

**Non-Applicable.**

(d) the harm or loss is outweighed by the benefit of bringing the site back into use.

**Non-Applicable.**

**196.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

**Non-Applicable.**

**197.** The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**Non-Applicable.**

**198.** Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Non-Applicable.

**199.** Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [64](#). However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Non-Applicable.

**200.** Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Non-Applicable.

**201.** Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under [paragraph 195](#) or less than substantial harm under [paragraph 196](#), as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Non-Applicable.

**202.** Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Non-Applicable.