

01 FEB 2023

Heritage Statement

This statement should be read in conjunction with the plans and documents submitted with the application and is intended to provide additional information on the potential impact of the development on nearby heritage assets. This statement is prepared in line with the provisions of the NPPF, paragraphs 189-198.

Planning Position

The legislative framework has regard to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the desirability of preserving any listed building and its setting. The National Planning Policy Framework (NPPF) is a significant material consideration. Section 16 'Conserving and Enhancing the Historic Environment' (Paragraphs 193-197) discusses the concept and degree of 'harm' that can be caused by development that potentially affects the setting and significance of heritage assets. Degrees of harm are identified in the NPPF as 'total loss', 'substantial harm' or 'less than substantial harm' and advises LPAs to balance the level of harm against the benefits of the proposed development. The significance of the assets and the potential harm is assessed as part of this Heritage Statement.

Assessment

Paragraph 189 of the NPPF requires an applicant to 'describe the significance of any heritage assets affected, including a contribution made by their setting'. It states that 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'. This assessment considers the potential impact of the development on the Conservation Area.

The criteria set out for assessing heritage assets is required by the NPPF (paragraph 198) and PPG Conserving and Enhancing the Historic Environment. The guidance states that 'The difference between a heritage asset and other components of the environment is that a heritage asset holds meaning for society over and above its functional utility'. It further states '[Significance of a heritage asset] is a building, monument, site, place, area or landscape identified as having a degree of significance meeting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)'. The potential impact on the heritage asset is assessed below.

It is not anticipated that the impact of the proposed development will significantly impact the setting or character of the listed building or conservation area, as detailed below:

- The site is located on the edge of the conservation area and is considered to have no harm to setting and character of the area. Therefore, given the nature of the site and surrounding area it is not believed that the proposed development would detract from the significance of the heritage asset.
- The proposed development has been designed to positively respond to the opportunities and constraints of the site, presenting a strong coherent frontage in a manner which is sympathetic to the character of the site.
- Within the context of the conservation area, it is considered that the scheme is appropriate and acceptable.
- It is considered that the proposed development will have no harm to the historic and communal significance of the conservation area.

Taking the above into account the proposed development is considered to have no harm on the conservation area.

Conclusion

This statement has assessed and demonstrated that the proposed development will have a no harm on the conservation area. It has been demonstrated that there are no adverse heritage impacts resulting from the proposed development which would significantly or demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

Appendix A – Images of the Site



