

Heritage Statements and Heritage Impact Assessments

The Heritage Statement or Heritage Impact Assessment is to ensure that the heritage asset(s) that are or have the potential to be affected by the proposals and their setting are identified.

The Heritage Statement/Impact Assessment should identify all heritage assets potentially affected and their settings; Specifically, it must 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.

In some cases, it will be necessary to use appropriate expertise to undertake the Heritage Impact Assessment.

The NPPF and PPG 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)

For applications affecting a heritage asset such as a World Heritage Site, Conservation Area or Listed Building a Heritage Statement or Heritage Impact Assessment will be required. The level of information required will depend on the scale and nature of the development. The statement should consider and describe the Heritage Asset and demonstrate that the asset has been assessed and understood. As a minimum, the Historic Environmental Record (HER) should have been consulted.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, March 2012) Section 194 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:

[National Planning Policy Framework - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Heritage Statement and Impact Assessment

Site Name : Milltown House – Garage and Annex

Address of site (including postcode)

**Milltown House, Yeolmbridge, Launceston
Cornwall. PL15 8TL**

Grid Reference: NGR SX3161687431

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

1. Scheduled Monument (SM)	
2. World Heritage Site (WHS)	
3. Listed Building (LB)	X
4. Conservation Area (CA)	
5. Registered Park and Garden (RPG)	
6. Historic Battlefield (HB)	
7. Locally Listed Heritage Asset (LLHA)	
8. Archaeological Notification Area (ANA)	
9. Other Non-Designated Heritage Asset (including below ground archaeology)	

2. Proposed Works

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

The development of a currently dilapidated barn into an Annex at Milltown House as well as alterations to an existing garage.

Please list the works proposed including specific materials e.g. replacement single glazed timber windows, reroofing, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Barn / Annex

- Replacement of dangerously dilapidated roof structure with new timber framework and new breathable membrane. Existing rag slate will be reused.
- Existing stonework will be repointed and repaired where necessary.
- Existing openings will be adapted to accept proposed windows and doors to make a more useable space.
- Services shall be supplied from the main house to support the annex.
- **Internal**
- Timber stud work along with adequate and required insulation to be installed.
- New plumbing and electrical work to be installed.
- New bathroom and kitchen to be installed following the proposed plans.
- Mezzanine floor and staircase to be manufactured on site and installed.

Garage

- Current dangerous and unstable garage to be removed.
- Floorplan to be extended to gain a more useable space including storage to the main house.
- New blockwork and stonework where required.
- New roof structure to be installed including required insulation, roof timber, breathable membrane as well as roof material.
- New timber doors to replicate existing doors on current garage.

3. Pre Application Advice

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

X Yes No

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

Yes, please see attached the Heritage Statement previously obtained, as well as the planning application PA21/12129 notes

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

X Yes No

If Yes, please provide a copy of any written correspondence with reference

number/contact name if applicable.

Yes, please see attached the Heritage Statement previously obtained, as well as the planning application PA21/12129 notes.

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

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.**

Please see attached the heritage statement of the main house and listed building. This planning application is for buildings included in the curtilage which are not directly listed as sites of specific interest.

The barn is originally a cattle barn which would have formed part of the farm buildings that the main house resided over.

Previous planning applications have been applied and granted on the barn. This planning application has followed the similar philosophy of retaining the historical characteristics while improving and making a more useable space.

The garage is currently a dilapidated building with no historical interest. This has been a later addition to the main house and has not been well planned or laid out. The space will be better utilised with no effect on the historical importance of the house.

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)

Please refer to the attached heritage statement for full details of the historic importance of the main house.

This application is for the cattle barn and garage with minimal to no historical importance.

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

Please identify and explain 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).**

The proposed plans will have minimal to no impact on the significance of the heritage asset.

The only impact that will be seen is one in a more positive light as the currently dilapidated barn and garage will be sympathetically renovated giving greater assets to the historic asset. There will be no change or renovation of the main historical asset under this proposal.

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 minimized. 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.)

Every effort has been made to ensure the historical asset is maintained to the highest level of significance. The proposal is for the renovation of an exterior annex and adjacent garage, both which are currently heavily derelict and require renovating in the best interest to ensure the curtilage of the historical asset stays in the best state possible and survives for years to come.

Contact details:

Historic England: www.historicengland.org.uk

Planning Practice Guidance – [Historic environment - GOV.UK](https://www.gov.uk/guidance/historic-environment)
(www.gov.uk)

Local Planning Authority

Cornwall Council: [Home Page - Cornwall Council](http://www.cornwallcouncil.gov.uk)

Cornwall Council Planning Pages: [Planning and Building Control - Cornwall Council](http://www.cornwallcouncil.gov.uk/planning)