

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

Church Cottage

**Address of site
(including postcode)**

Church Cottage,
Church Cove,
Lizard, TR12 7PH

Grid Reference

SW711125

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)	✓
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

Listed Building Consent for the extension to the existing chimney at Church Cottage.

Reason: Following a conducted survey to the property in 2022, it was recommended by the surveyor that a wood burning stove should be installed due to the lower front wall internally having some damp issues and a wood burning stove would greatly contribute to drying this wall out.

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.

Listed Building Consent for the extension of the existing chimney at Church Cottage to ensure the top of the chimney will be 1800mm above the existing ridge of the thatched roof. The proposed stonework for the additional material needed for the chimney extension will be reclaimed Serpentine or similar.

Additional Stonework to be used for the chimney extension – reclaimed Serpentine or similar.

3. Pre Application Advice

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.

N/A

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.

N/A

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.**

Name: Church Cottage and Wynwallow Cottage, and Church Town Farmhouse
List Entry Number: 1141879
Location: Church Cottage and Wynwallow Cottage, and Church Town Farmhouse
District: Cornwall
District Type: Unitary Authority
Parish: Landewednack
Grade:II
Date First Listed: 10th July 1957
Date of Most Recent Amendment: 9th October 1984

Details:

LANDEWEDNACK CHURCH COVE SW 71 SW 9/67 Church Cottage and Wynwallow Cottage, and Church Town Farmhouse (formerly listed as the 10 7 57 Laurels and Churchtown Farm Cottage) GV II Farmhouse now 2 dwellings. C17. Whitewashed stone base with upper walls of whitewashed stone and plastered cob. Stone east gable end. Timber lintels and slate sills. Thatched roof. Large stone chimney stack on east gable end and brick chimney on ridge right-hand of centre. 3 unit with cross passage and projecting staircase bay on front. Later extensions on rear and single storey extensions on east, previously with steeply pitched roof, now low pitched. 1½ storeys, 2 horizontal sliding sash windows with glazing bars flank C19 partly glazed entrance door. Staircase projection to right (west) with small window. On right of projection, small horizontal sliding sash window with glazing bars to left of second entrance door. On first floor 5 horizontal sliding sash windows with glazing bars, directly below eaves. Left-hand fireplace (east) partly blocked with Cornish range, only end of cut timber lintel. Visible within fringle (smoking chamber). Proportion of first floor joists have been replaced. Collar rafter roof pegged at apex. Attached to rear of building, dwelling now hen house. Possibly pre-1700 stone base with unplastered cob walls and slate roof. 2 storey with window opening on ground floor enlarged to form entrance. First floor joists and roof timbers replaced. Attached on right-hand side of Wynwallow Cottage (to west) Church Town Farmhouse, mid-C19 of 2 storeys, symmetrical, rendered with slate roof and rendered chimneys on gable ends. 2 sash windows (12 pane) on ground floor with central round-headed entrance. 3 sash windows (12 pane) above. Wing at right angles to rear extending southwards, C18. Whitewashed stone base with upper cob walls. Asymmetrical with later extension on front and altered windows on facade. Corrugated roof replaced thatch in 1940s. Reputed to have contained coat of arms (now gone) altered. (Interior of Church Town Farmhouse not inspected).

Listing NGR: SW7110112582

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)

The existing Heritage Asset is important as a c17 Farmhouse and as outlined in the listing description.

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 enclosed proposals for the extension to the existing stone chimney at Church Cottage represent a viable means of maintaining, improving and safeguarding the listed building.

Due to the scale of the chimney extension, the proposals will have minimal visual impact to the wider setting and to the designated/non designated heritage assets in the immediate area.

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.)

The type of proposed stone work has been specifically chosen to match as close to the existing stonework of the existing chimney.

The proposed extension to the chimney is proposed to ensure the chimney extends above the existing thatched ridge by 1800mm for safety reasons.

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.cornwall.gov.uk)

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