

Heritage Statement

Change of use of outbuildings to provide additional living accommodation, convenience store creation of 3 dormer windows at The Goodmanham Arms Goodmanham Road Goodmanham York

Overview

The aims of this Heritage Statement are to assess the significance of elements of the historic environment (heritage assets), and any harm to them that will result from the proposed development.

Policy

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. In determining planning applications, Local Planning Authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building, park or garden should be exceptional. 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 securing its optimum viable use.

Physical Development

The NPPF states that development proposals should enhance and improve the places in which people live their lives and always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Development does not necessarily mean harm. It is only development which reduces the significance (special interest/value) of the asset in a material way which is harmful. The scale of harm can be measured using the 'Scale of Harm' table. Harm within the red section, minor adverse, moderate adverse or substantial adverse may require public benefit to outweigh that harm if it has not been balanced through beneficial effects. If harm is identified then this should be weighed against the benefits of the proposal, including securing its optimum viable use