Information Classification: PUBLIC

**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 -](https://www.gov.uk/guidance/national-planning-policy-framework) [GOV.UK (www.gov.uk)](https://www.gov.uk/guidance/national-planning-policy-framework)

**Heritage Statement and Impact**

**Assessment**

**12 Church Place**

**St Ives**

**TR26 1LU**

**GRID REFERENCE** - SW518408

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) | X |
| 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) |  |

1. **Proposed Works** .

Replacement of single glazed timber windows with double glazed UPVC wood effect windows

1. **Pre Application Advice**

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

No

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

No

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

The property is located within Character Area S4: Downlong and Porthmeor East, identified in the St. Ives Neighbourhood Development Plan 2015-2030.

*Objectives for this Character Area:*

*a) To protect the area’s historic character, historic buildings and its architectural detailing;*

*b) To protect and (where possible) extend areas of traditional granite surfacing;*

*c) To limit the highly visible impact of the mass-produced ‘wheelie bins’ (for refuse) to progressively reduce the high levels of traffic that directly interfere with the enjoyment and amenity of this core historic areas;*

*d) To improve pedestrian use and orientation through improved and appropriate signage within the compact network of roads and pathways.*

The property has undergone a conversion of the attic space and the construction of a new rear dormer in the past 2 years. The dormer has been finished in natural slate to match in with the surrounding roof finishes.

1. **What is important about the affected heritage asset(s) (‘the significance’)?** .

12 Church Place is a two bedroom cottage which sites on the corner of Church Place facing the Salthouse gallery.

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

The impact on the asset is considered minimal. The proposals are put forward to enhance the owners living accommodation and only affect the ground floor of the property. The alterations will have no affect on the street scene as the windows are being replaced like for like. The new windows will be more environmentally friendly as it will ensure the property retains heat. It will also promote better security to the property.

1. **How has the proposal been designed to conserve the significance of the heritage** **asset(s) and their setting?**

The proposal has been designed to conserve and enhance the significance of the heritage asset by replacing the windows as like for like. The appearance of the property will remain the same, but the environmental factor will be enhanced as the property will be much more energy efficient.

**Contact Details:**

Historic England: [www.historicengland.org.uk](http://www.historicengland.org.uk/) **Local Planning Authority:**

Cornwall Council: <https://www.cornwall.gov.uk/>

[Cornwall Council Planning Pages: https://www.cornwall.gov.uk/planning-and-buildingcontrol/](https://www.cornwall.gov.uk/planning-and-building-control/)