

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

10 Marlborough Road

**Address of site
(including postcode)**

10 Marlborough Road, Falmouth, Cornwall.
TR11 3LP

Grid Reference

SW 80739 32529

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

1: Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	<input type="checkbox"/>
3. Conservation Area (CA)	<input checked="" type="checkbox"/>
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input type="checkbox"/>
8 Other Non-Designated Heritage Asset (including below ground archaeology)	<input type="checkbox"/>

2. Proposed Works

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

Proposed rear dormer loft extension and installation of new conservation style rooflights.

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.

The proposal seeks to provide additional bedroom accommodation in the loft space by constructing a new pitched roof dormer on the rear elevation. External walls to be painted render with a slate roof to match the existing.

Note: the rear of the property is accessed via a service road with little architectural merit and is of little significance in the conservation area setting.

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.

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.

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.**

The affected heritage asset is that the property is situated within Falmouth Conservation Area.

The property is not listed.

There are no Scheduled Monuments near the application site.

There are no Registered Parks or Gardens near the application site.

There are. No Historic Battlefields near the application site.

The application site is not within an Archaeological Notification Area.

There are no other Non-Designated Heritage Assets near the application site.

There are some Grade II Listed assets within the wider context of the site, further to the east on Marlborough Road and opposite (southeast) on Albert Cottages, and slightly further away to the southwest, Earl's Retreat.

Due to it's location on the rear elevation (north), the proposed loft extension has no impact on these listed assets.

A number of similar loft extensions to the proposed scheme have been approved and built on Marlborough Road, suggesting there is no harm to the heritage asset. Moreover, there are a number of examples of dormer extensions on the front elevation which is undoubtedly more impactful to the conservation area setting.

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 key criteria is that the proposed development should preserve or enhance the Conservation Area. Although the site is within the Conservation Area of Falmouth, the proposed position of the loft extension, on the service lane to the rear of Marlborough Road, is set back and not visible from Marlborough Road or the surrounding streets to the south which accommodate all of the locally listed buildings and is therefore reasonable to assume it carries slightly less significance. The proposed loft extension only has an impact on the elevation facing north and is only visible from the small service lane that serves as rear access to numbers 7-14 Marlborough Road. One new conservation style rooflight is proposed on the front elevation roof.

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).**

It is considered that the proposed loft extension is of quality design, using high quality materials and will be in keeping with the character of the existing dwelling and neighbouring properties, some of which have been extended in a similar way. The application site is discreetly situated off a quiet service lane within the Conservation Area and will have no impact on the existing scale, height, form and massing of the Heritage assets in the town.

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.)

Use of high quality design and materials in order to conserve the character of the area. The proposal would sympathetically increase the size/scale of the existing dwelling yet appear subservient to the existing dwelling.

Contact details:

Historic England: www.historicengland.org.uk

Planning Practice Guidance – [Historic environment - GOV.UK](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/352822/PPG2-0116.pdf)
(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)