

**From:** [Rex Carslake](#)  
**To:** [Planning Technicians](#)  
**Subject:** [EXTERNAL] Re: 24/00871 24/00872 1 Fort End  
**Date:** 11 April 2024 11:51:53

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Rex Carslake

11/04/24

Dear Ms Begum,

No 1 Fort End Haddenham Bucks HP17 8EJ

The Heritage Statement is attached.

Again thanks for your call this morning.

Kind regards

Rex Carslake

# .. Heritage Statement Template

**No 1 Fort End Haddenham Bucks HP17 8EJ**

This template has been prepared to guide applicants and their agents in preparing heritage statements or statements of heritage significance. As required by the NPPF, the detail of statements must be proportionate to the significance of the asset and enough to understand the potential impact of a proposal on the significance of a heritage asset. Therefore, in many cases the template will only serve as a framework and a more detailed assessment will be required; this may include professional building analysis and research or comprehensive reports on significance and impact. It is strongly suggested that for all proposals that a suitably qualified heritage professional be involved, please see the [IHBC \(external website\)](#) for further information.

Please include relevant illustrations and photos to support your Heritage Statement.

## 1. Information sources checklist

Please confirm you have checked the following information, they may be useful in preparing your statement:

<a href="#">Historic England list of protected historic sites</a>	Yes* <input type="checkbox"/>
<a href="#">National Planning Policy Framework</a>	<input type="checkbox"/>
<a href="#">Planning Practice Guidance: conserving and enhancing the historic environment</a>	<input type="checkbox"/> *
<a href="#">Relevant Local Plans</a>	<input type="checkbox"/>
<a href="#">Conservation Area Character Appraisal</a> (if available)	*Yes <input type="checkbox"/>
<a href="#">Buckinghamshire Landscape Character Assessment</a>	<input type="checkbox"/>
<a href="#">The Local List of buildings and monuments of historic significance</a> (Wycombe area only)	<input type="checkbox"/>
<a href="#">Historic England 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'</a>	qwq211q1
Other (please state): Click or tap here to enter text.	ewq

## 2. Site address

1 Fort End Haddenham Bucks HP17 8EJ

## 3. About your development

Does your development site include: (please tick all that apply)	Yes	No
A <a href="#">listed building</a> ?	* <input type="checkbox"/>	<input type="checkbox"/>
A <a href="#">scheduled ancient monument</a> ?	<input type="checkbox"/>	<input type="checkbox"/>
A <a href="#">site of archaeological interest</a> ?	<input type="checkbox"/>	<input type="checkbox"/>
Within a <a href="#">designated conservation area</a> ?	* <input type="checkbox"/>	<input type="checkbox"/>
A <a href="#">non-designated heritage asset (including locally listed buildings)</a> ?	<input type="checkbox"/>	* <input type="checkbox"/>
Within a registered <a href="#">historic park and garden</a> ?	<input type="checkbox"/>	* <input type="checkbox"/>
In the <a href="#">setting of / adjacent</a> to one of the above?	<input type="checkbox"/> *	<input type="checkbox"/>

## 4. The nature of the heritage asset(s) The significance of the asset(s)

What makes the historic asset special? (the age / the layout / appearance / interesting features / materials used?) Please consult the historic record if you are unsure.

Click or tap here to enter text.

The record does not show any detail for No 1 NO 1159258. I assume it was listed for the harmonious group of Cottage with No. 5 and 1.

5. 3.0 The proposed works

What work are you planning to do to the building / surrounding area? (Include details on scale, height, construction, materials, landscaping, services).

For affected internal works to listed buildings this should also include details of historic fabric (materials) or architectural features. For archaeological sites, details of new foundations, ground disturbance or provision of services should be provided.

Click

Repair

1:- of the mid-tier of the roof belonging to No 1 (Northern elevation) of the tiled roof on low pitch. Proposed to alter these to lead or grey single-ply/ zinc for the roof finish as this will be better able to handle the low pitch of this section of the roof.

2:- repair to the wall plate in the utility room roof, and re-setting of the T and G boarding on the internal elevation and the feathered board on the external wall. All these are to be replaced as is.

(Plus a new small profile section of Guttering on the northern elevation of the glazed area of the roof.)

3:- Installation of an air source heat pump in the small section of the garden immediately to the north of the utility room, again on the northern elevation.

This will involve resetting of the garden sleeper walls to allow access to the heat pump and some alteration of the planting on this small section of the garden. No trees are to be removed.

6. Relevant Planning History

Has there been any planning applications for the building / surrounding area before? Please include any application references where known.

Click or tap here to enter text.

Planning History

23/01623 / App 29/11/23

23/01624/APP 03/08/22

22/02779/ALB

14/02591/ATC 01/09/2014

14/02542/ATC 26/08/2014

14/03027/APP 14/10.2014

14/02591/APC 01/09/2014

14/02542/ATC 24/08/2014

12/01195 APP 24/05/2012  
12/01195/APB 24/05/2012  
10/00712/ATC 01/04/2010  
10/01338/ATC 19/02/2010  
07/03059/APP 28/11/2006  
06/03059/APP 28/11/2006  
06/02844/ALB 07/11/2006  
06/00601/ALB 08/04/2006  
05/02821/ALD 15/11/2005  
04/022880/APP 22/10/2004  
04/02488/APP 08/09/2004  
87/02294/ALB 01/01/1987  
87/0229/ALB 01/01/1987

7. The Impact on the asset(s)

How will the proposed works affect the significance of the heritage asset? Consider not only physical impacts (e.g. loss or concealment of features) but also the impact on the assets' character and setting. How has the impact been minimised? What justification is there for the works?

Click or tap here to enter text.

1:- The repair to the mid-tier roof at the rear of the extension of No 1 will alter appearance but the use of lead or a grey single-ply material (with timber roles) or zinc panels as these materials offer a means of will handle the existing 7-degree pitch of this section of the roof. So as not to detract too severely from the look of the whole of the roof on this northern elevation of the cottage.

2:-The repair on the utility room roof light roof plate will not alter the look of the existing, it is just an upgrade to the roof plate that requires replacement. The T and G boarding on the internal elevation and the feather-edged boards on the external with upgrading the insulation from 40mm Celox to a total of 100mm.

3:- The air source heat pump in the small section of the garden will alter the garden and the look of the rear view of the cottage. But there seems little alternative to providing a long-term supply of heat for the cottage. I hope to camouflage the box to match the cottage colours.

8. Preserving or enhancing the Heritage Asset

How will the proposed works better reveal or enhance the significance of the heritage asset? (e.g. make it look better? highlight characteristics previously hidden?) Will there be any public benefit as a result of the work?

Click or tap here to enter text.

The three options are lead or single-ply material with roles or grey zinc pannels. These options at least offer a reasonable alternative to the existing tiles without altering the overall harmony of the extension roof ie the change from tiles.

It is not proposed to alter the pitch of this section of the roof as the rafters have been unaffected.

The roof is largely hidden from public view (ie from Fort End) and with the correct choice of grey colours and materials, the change will not be noticeable once the roof has settled.

It will have minimal effect on the Haddenham conservation area when viewed from Fort End.

## Further information

### 9. Additional guidance on heritage assets

#### 1. Listed buildings no 1159258

You can find out if your site contains a Listed Building on [Historic England's MapViewer \(external website\)](#).

For the historic record go to [Historic England's website \(external website\)](#), search by postcode, property name or listing number (if known).

#### 2. Scheduled Ancient Monuments

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the [Ancient Monuments and Archaeological Areas Act 1979 \(external website\)](#). Buildings in use for non-residential purposes may be scheduled.

You can find out if your site contains a Scheduled Ancient Monument on [Buckinghamshire County Council's historic maps \(external website\)](#). Open the layer control (3 layered diamonds in top right-hand corner) and select the 'Scheduled Monuments' layer.

For the historic record go to [Historic England's website \(external website\)](#), search by postcode, site name or listing number (if known).

#### 3. Heritage Assets with Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

You can find out if your site is within an Archaeological Notification Area on [Buckinghamshire County Council's historic maps \(external website\)](#). Open the layer control (3 layered diamonds in top right-hand corner) and select the 'Archaeological Notification Area' layer.

Archaeological notification sites do not have a historic record.

#### 4. Conservation Areas The Building Is in the Haddenham Conservation Area:

Conservation areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique. Most conservation areas are designated by the Council as the local planning authority. In conservation areas there are some extra planning controls and considerations in place to protect the historic and architectural elements which make the place special.

You can **find out if your site is within a Conservation Area** on [Buckinghamshire County Council's historic maps \(external website\)](#). Open the layer control (3 layered diamonds in top right-hand corner) and select the 'Conservation Area' layer.

You can view the **Conservation Area information / character studies** on the relevant Council's website:

- [Aylesbury Vale \(external website\)](#)
- [Chiltern \(external website\)](#)
- [South Bucks \(external website\)](#)
- [Wycombe \(external website\)](#)

#### 5. Non-designated heritage assets (including Locally Listed Buildings) NA

**Non-designated heritage assets** are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of **heritage** significance meriting consideration in planning decisions but which do not meet the criteria for **designated heritage assets**. These are sometimes known as **locally listed buildings**.

For **Aylesbury Vale, Chiltern, and South Bucks areas**, please consult the relevant Conservation Area appraisals for locally significant buildings:

- [Aylesbury Vale \(external website\)](#)
- [Chiltern \(external website\)](#)
- [South Bucks \(external website\)](#)

For the **Wycombe area**, see the [Wycombe Local List of buildings and monuments of historic significance \[PDF\] 82KB](#) and the [Conservation Area appraisals \(external website\)](#)

If you are unsure whether your property / site contains a non-designated heritage asset, please use our [Environmental Specialist Advice service \(external website\)](#).

Non-designated heritage assets / locally listed buildings **do not have a historic record**.

#### 6. Registered Parks and Gardens

The main purpose of this Register is to celebrate designed landscapes of note, and encourage appropriate protection. The emphasis of the Register is on gardens, grounds and other planned open spaces, such as town squares, and on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes' special character.

NA

You can **find out if your site contains a Registered Historic Park and Garden** on [Buckinghamshire County Council's historic maps \(external website\)](#). Open the layer control (3 layered diamonds in top right-hand corner) and select the 'Registered Historic Parks and Gardens' layer.

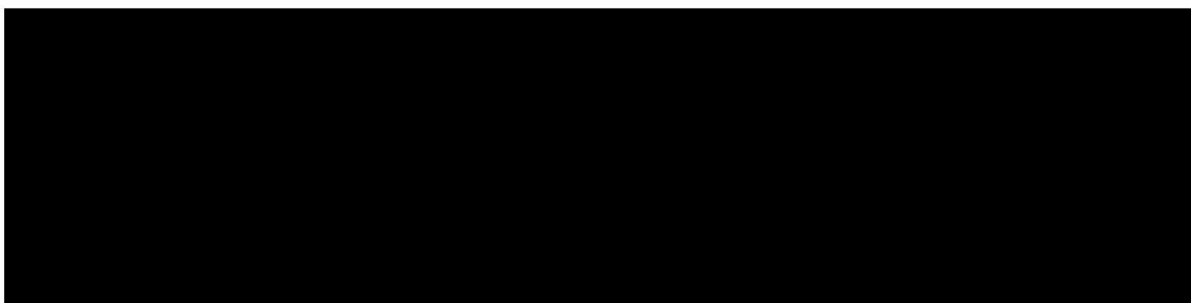
For the **historic record** go to [Historic England's website \(external website\)](#), search by postcode, site name or listing number (if known).

NA

#### 7. Adjacent / within the setting of a heritage asset

The setting of a heritage asset are 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.

If you are unsure whether your proposal affects the setting of other heritage assets, please consult a qualified specialist or use our [Environmental Specialist Advice service \(external website\)](#).



[REDACTED]

[REDACTED]

