



JOHN MOORE HERITAGE SERVICES

HERITAGE ASSESSMENT

ON

34 HIGH STREET, WOODSTOCK,

OXFORDSHIRE

NGR SP 44609 16661

APRIL 2024

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Summary

John Moore Heritage Services was commissioned to undertake a heritage assessment on the proposed installation of an advertising screen at 34 High Street, Woodstock, a Grade II listed building.

The building, currently in use as an estate agents, is 16th or early 17th century in date and has its origins as part of a larger building owned and occupied by a number of prominent Woodstock residents. The current character of the building reflects its retail use, with a 19th century shop front extant and used to display advertisements. The proposals will result in a negligible impact to the significance of the listed building. The historic character of the building will be retained, while the placement of the display will ensure that there is minimal impact to the wider setting of the building.

The impact of the proposals on nearby listed buildings, including 32 and 36 High Street, and the Woodstock Conservation Area was also considered. This is likely to be negligible, again due to the placement and design of the proposed display.

1 INTRODUCTION

1.1 Origins of the Report

This Heritage Assessment, was commissioned by Neil Clarke Architecture for Breckon and Breckon Estate Agents. The purpose of the report is to provide an independent professional appraisal of the potential impact to the Grade II listed building, and the wider historic environment, as a result of proposed advertising at 34 High Street, Woodstock.

1.2 Location and Description

The proposal site is located in Woodstock Civil Parish, within the West Oxfordshire district of Oxfordshire. The property is situated on the south side of High Street, in close proximity to a large number of listed buildings (NGR SP 44609 16661). The property also lies within Woodstock Conservation Area, and is a short distance from the Blenheim Palace World Heritage Site.

1.3 Proposed Development

The proposals comprise the replacement of an existing window display with a free-standing advertisement video screen. The existing display is set behind the shop frontage and is illuminated by artificial lighting from within the shop. The proposed screen is to be mounted on a self-supporting bracket and stand, which would not require any fixings into the existing building fabric.

2 LEGISLATION AND PLANNING POLICY

2.1 Legislation

The primary legislative framework affecting the historic environment is summarised in the appendix of this report. These pieces of legislation cover a number of different areas of the archaeological record, including: burials, Scheduled Monuments, Listed Buildings and wrecks.

2.2 National Planning Guidelines and Policies

Section 16 of the revised National Planning Policy Framework (NPPF) provides guidance related to heritage issues within the planning process. The chapter is titled Conserving and Enhancing the Historic Environment. This has been paired with a Planning Practice Guidance (PPG), initially published in 2014 and subsequently updated in 2019.

The relevant section is broken down into three separate parts, the latter two of which have their own sub-headings. The first part, Paragraphs 189-193, contains definitions and classifications, along with designations of heritage sites. It concerns the production and implementation of a policy strategy and the requirements of this for Local Authorities.



Figure 1: Site location and nearby heritage

The next group of Paragraphs 194-198 are included under Proposals Affecting Heritage Assets. The final group of Paragraphs 199-208 is sub-titled Considering Potential Impact and is concerned with the impact of any proposals on heritage assets. The full document can be viewed on the government website: <https://www.gov.uk/guidance/national-planning-policy-framework>.

Paragraph 018 of the PPG confirms that within each category of harm, the extent of harm may differ and should be clearly articulated. The tables in the appendix at the end of the report are designed to assist with the description of the level of potential harm. However, it should be borne in mind that it is the degree of harm to the asset's significance rather than the scale of development that is to be assessed.

2.3 Local Planning Policy

The *Planning and Compulsory Purchase Act 2004* (Section 38 (6), and the *NPPF* makes provision for the use of a development plan in determining planning applications, and decision makers must apply the relevant policies in the local development plan and the *National Planning Policy Framework*.

West Oxfordshire District Council (WODC) formally adopted the West Oxfordshire Local Plan 2031 on 27th September 2017. The Local Plan is designed to guide the changing use of land in the district and define its future purpose.

POLICY EH9: Historic environment

All development proposals should conserve and/or enhance the special character, appearance and distinctiveness of West Oxfordshire's historic environment, including the significance of the District's heritage assets, in a manner appropriate to their historic character and significance and in a viable use that is consistent with their conservation, in accordance with national legislation, policy and guidance for the historic environment.

POLICY EH11: Listed buildings

Proposals for additions or alterations to, or change of use of, a Listed Building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed Building, will be permitted where it can be shown to:

- conserve or enhance the special architectural or historic interest of the building's fabric, detailed features, appearance or character and setting;
- respect the building's historic curtilage or context or its value within a group and/or its setting, including its historic landscape or townscape context; and
- retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form.

POLICY EH13: Historic landscape character

In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:

- the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected
- the extent to which key historic features resonant of the area's character, such as hedgerows, watercourses and woodland, will be retained or replicated

- the degree to which the form and layout of the development will respect and build on the pre-existing historic character (including e.g. street and building layouts)
- the degree to which the form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic character of its surroundings.

Guidance is also given in the West Oxfordshire Design Guide, formally adopted in 2016 and thus a material consideration in planning decisions. The Design Guide contains a detailed analysis of the natural and man made character of the District along with detailed design advice¹. Chapters include *Conservation Areas, Listed Buildings, Monuments and Parks* and *Shop Front Design*.

3 METHODOLOGY

3.1 Heritage Assessment Aims and Objectives

The primary aim of this Heritage Assessment is to provide an independent professional appraisal of the potential impact to surrounding designated heritage assets as a result of development within the proposal site.

3.2 Heritage Assessment Sources

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for Heritage Impact Assessments or Desk-based Assessments (CifA 2017 updated 2020). The work has involved the consultation of the available databases (NHLE) and historical maps (cartographic evidence), supplemented with a site visit.

In summary, the work has involved:

- Identifying the sources available for consultation
- Assembling, consulting and examining those sources
- Site visit
- Identifying the significance of the site and its relationship to surrounding heritage assets

The principal sources consulted in assessing this site were:

- The National Heritage List for England
- Printed secondary sources
- Historic mapping
- A site visit

3.3 Setting and Visual Impact

Aspects of the setting of a heritage asset are touched upon in paragraphs 194 and 200 of the NPPF. Historic England's (2017) Guidance on the management of a setting of a

¹ <https://www.westoxon.gov.uk/planning-and-building/planning-policy/supplementary-planning-documents/>

heritage asset provides a definition of the term setting. This is “*the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*” The use of the term setting is identified as being separate from other ones such as curtilage, character and context.

The advent of the NPPF has thus raised wider issues of impact on heritage assets to involve not only physical damage but also visual and other sensory impact; no designated heritage assets will be impacted physically as a result of the proposals. The assessment therefore interrogates any potential impact to the setting of the assets, and any resulting impact to their significance.

3.4 Method of Assessment of the Impact on an Asset

Assessment of the impact to a Heritage Asset (either designated or non-designated) is reliant on understanding the significance of the heritage asset at risk of impact and the extent to which the proposal site contributes to this significance. The relationship between these and any perceived harm that the development would cause can then be assessed (HE 2017, 2019; see Appendix I).

4 HERITAGE BACKGROUND

4.1 Historic Background

A brief summary of the known heritage of the proposal site and surrounding area is outlined below. Woodstock has been the site of a Royal Park and residence from at least the 10th century (VCH 1990, pp.326-333); a corresponding settlement was founded at Woodstock in the 12th century, most probably due to its proximity to the Royal Palace and Park. By the 13th century the town had become a borough; a survey undertaken in the 13th century demonstrates that by this date much of the current street plan of the town had been established with houses documented on Park Street, High Street, Market Street, and Oxford Street (VCH 1990, pp.332-342).

Much of the medieval town was rebuilt between the 16th and 17th centuries, though the town remained modest in size. The construction of Blenheim Palace in the 18th century resulted in significant changes within Woodstock, which was deemed by Sir John Vanbrugh, architect of Blenheim Palace, to require an uplift in order to sit comfortably next to the grandeur of the palace. As a result, many of the public buildings of the town were demolished and rebuilt, while re-fronting of domestic buildings also occurred between the 18th and mid-19th century (VCH 1990, pp.332-342).

34 High Street was the site of a large land holding and property owned in the early 16th century by Sir Edmund Hampden, then steward of Woodstock Manor. Between the 16th and 17th century the ‘great house’ of the holding passed through several owners, including in the late 16th and early 17th century George Whitton, who enlarged and modified the building. By the late 17th century the building ran from Park Lane to the site of the later 36 High Street. In the late 17th to early-18th century the house was owned and occupied by John Cary, who divided and sold the site of 36 High Street. Cary’s descendants divided and sold off larger parts of the house, comprising the later

30, 32 and 34 High Street. These houses retain hollow and ogee-moulded beams of the late 16th to early 17th century, suggesting that Whitton's 'great house' occupied most of the High Street frontage (VCH 1990, pp.342-360).

4.2 Listed Buildings

Designated heritage assets that have the potential to be impacted as a result of the proposed development are listed below; a description of each asset is given, including its significance and its setting. A site visit was conducted on the 15th April in order to assess these heritage assets and the potential impact of the proposed development on these. The photographs included below are illustrative of the setting and location of the assets.

4.2.1 34 High Street

The property is a Grade II listed building located on the south side of High Street. The structure was listed on 13th February 1969 (List Entry Number: 1368020; NGR SP 44609 16661). The list entry is as follows:

WOODSTOCK HIGH STREET SP4416NE (South side) 10/100 No.34 13/02/69 GV II House, now house and shop. Early C19, with late C16/early C17 origins. Squared and coursed limestone; gabled Welsh slate roof; brick stacks to rear. L-plan with rear right wing. 2 storeys; 2-window range. C20 door with overlight. C20 windows set in mid C19 architrave with pilasters to moulded cornice. Flat stone arches over six-pane sashes. Rear wing partially of limestone rubble, rebuilt in early/mid C19 brick with Welsh slate roof and 6-pane sashes; later C19 brick extension with concrete tile roof to rear. Interior: late C16/early C17 hollow and ogee-moulded beams on ground floor.



Plate 1: 34 High Street, viewed from the north west. 32 High Street is located to the right, 36 to the left

Significance and setting of 34 High Street

As a Grade II listed building the structure is recognised as being of national importance. The building is primarily recognised for its significant architectural value, which is derived from its multiple phases of development. The building is one part of a substantial 16th or 17th century residence owned by the Whitton Family that was later subdivided into multiple dwellings. Evidence of this house remains intact, including the late 16th or early 17th century ogee-moulded beams of the ground floor. Later development of the house is also of value, including the mid-19th century architrave moulding of the shop front windows.

The building also has historic and communal value, having been part of the residence of a number of notable residents of the town and later a shop, a building that was and still is accessible to the wider community.

The setting of the building also contributes to its significance, though not to the same extent as the elements identified above. The immediate setting of the building is the southern side of High Street, and the adjacent buildings 32 and 36 High Street, while the wider setting is the town of Woodstock.



Plate 2: External and internal views of the window proposed to house the screen



Plate 3: Internal view of the window and modern internal partition to left

4.2.2 32 High Street

34 High Street is flanked by two listed buildings; 32 High Street and 36 High Street. 32 High Street was listed on 13th February 1969 (List Entry Number: 1203662; NGR SP 44604 16663). The list entry is as follows:

WOODSTOCK HIGH STREET SP4416NE (South side) 10/101 No.32 13/02/69 GV II House. Late C18/early C19. Coursed limestone rubble with stucco front; gabled stone slate roof, concrete tiles to rear; brick rear stack. Double-depth plan. 2 storeys and attic; 2-window range. C20 six-panelled door with overlight and C20 bracketed flat hood. Early C19 bow window with glazing bars and opening pane to right. 6-pane sashes; C20 gabled dormer. Late C19 brick extension to rear. Interior not inspected.

Significance and setting of 32 High Street

The significance of the building is primarily derived from its architectural value as an example of late 18th or early 19th century urban vernacular architecture. The building also group value due to its historic association with 34 and 36 High Street

The immediate setting of the building is the southern side of High Street, and the adjacent buildings 34 and 30 High Street, while the wider setting is the town of Woodstock.

Contribution of 34 High Street

34 High Street forms a part of the setting of the building; the proximity and similar built form of 34 High Street allows for some legibility of the history of the structures to be identified.



Plate 4: 34 High Street flanked by 32 High Street (to the right) and 36 (to the left)

4.2.3 36 High Street

36 High Street was listed on 13th February 1969 (List Entry Number: 1281579; NGR SP 44604 16663). The list entry is as follows:

WOODSTOCK HIGH STREET 6P4416NE (South side) 10/99 No.36 13/02/69 GV II House, now 4 flats. Early C19. Limestone rubble, with rendered front; gabled concrete tile roof; brick stack. L-plan with rear right wing. 2 storeys and attic; 3-window range. Plank double doors with overlight to left. Central late C19 four-panelled door with overlight. Early C19 eight-pane sashes set in moulded wood architraves on first floor; gabled C20 dormers. Interior not inspected.

Significance and setting of 36 High Street

The significance of the building is primarily derived from its architectural value as an example of early 19th century urban vernacular architecture, including extant carriage entrance and fenestration. The building also group value due to its historic association with 32 and 34 High Street, which together formed a part of an earlier building (though 36 High Street is a later replacement).

The immediate setting of the building is the southern side of High Street, and the adjacent buildings 38 and 34 High Street, while the wider setting is the town of Woodstock.

Contribution of 34 High Street

34 High Street forms a part of the setting of the building; the 19th century shop front of 34 High Street contributes to the character of the building's wider setting.

4.3 Conservation Areas

The proposal site is located within the Woodstock Conservation Area; the conservation area was designated on the 28th May 1975. No conservation area appraisal has been undertaken. The site visit therefore involved a brief appraisal of the Conservation Area in the area surrounding 34 High Street.

Significance and setting of the Woodstock Conservation Area (High Street)

The significance of the High Street character area is derived from a number of factors. The built form of the southern side of the street predominantly comprises a mixture of relatively modest 18th and 19th century buildings (or buildings of an earlier date that have been re-faced) of two to three storeys. Limestone predominates as a walling material, creating a unified character, although the way in which it has been finished varies between buildings. Rendered and painted finishes are also apparent, in addition to occasional brick-built structures.

Shop fronts of 19th and early 20th century predominate, the majority of which remain in retail usage, though residential properties are also present. The southern side of the High Street is strongly defined due to the unbroken terracing of the buildings, while the slightly curving road allows for relatively long-range views along the road from either end, at Oxford Road and Market Place. The central part of High Street is more open and currently accommodates an area of car parking; trees planted in this area provide a slight softening to the urban character, which is otherwise defined by limestone and materials to the east and west the road tapers



Plate 5: Looking west along High Street from its eastern end

Contribution of 34 High Street

34 High Street features in two views which can be considered important to the significance of the Conservation Area. The first is looking west into/along High Street from the Oxford Road, while the second is looking east towards the 18th century Town

Hall from Market Place and into High Street. The character of 34 High Street is typical of this part of the conservation area and as such contributes to the area's character.



Plate 6: Looking east towards High Street from Market Place

5 DISCUSSION

5.1 The Impact of the Proposal on 34 High Street

As noted above, the significance of 34 High Street is predominantly derived from its evidential or architectural value, though also in part from its historic and communal value. The proposals concern the installation of a free-standing display screen in the left hand (as viewed from the road) window of the building.

There will be no physical impact to the structure as a result of the proposals; therefore, the greatest potential for impact comes as a result of impact to the wider character of the building, in particular to its 19th century shop front as a result of visual distraction and resultant harm to the historic character of the shop front.

The display will be used for the same purpose as the pre-existing window display; the existing display is approximately the same size as the proposed screen and is also illuminated. The proposed screen will be set further back into the building than the existing display, which will help to minimise its prominence in the wider street scene, especially when the building is viewed from further away as part of the wider street scene; thus, ensuring that the traditional character of the shop fronts is not harmed through visual intrusion.

As such it is anticipated that the proposals will result in a negligible impact to the listed building. The historic character of the building will be retained, while the placement of the display will ensure that there is minimal impact to the wider setting of the building. However, the brightness of the screen should be regulated and display of rapidly moving graphics should be avoided (this is not anticipated given the nature

of the business) in order to limit distraction to the character of the street scene and avoid impact to the wider setting of the building.

5.2 *The Impact of the Proposal on Nearby Listed Buildings*

There will be no physical impact to the surrounding listed buildings as a result of the proposals. The greatest potential for impact comes as a result of impact to the setting of the nearby listed buildings. However, as detailed in 5.1 the design and placement of the screen should ensure that the potential for visual impact to the setting of the nearby listed buildings is limited. As such it is anticipated that the proposals will result in negligible to no impact on the adjacent listed buildings.

5.3 *The Impact of the Proposals on the Woodstock Conservation Area*

As is the case with nearby listed buildings, the greatest potential for impact to the Conservation Area comes as a result of potential visual impact. However, as detailed in 5.1 the design and placement of the screen should ensure that the potential for visual impact to the wider conservation area would be limited. The display will not be visible, or will only be marginally visible, in significant views along High Street from Market Place and Oxford Street. There will be some visibility from the small area of High Street closest to the building, however the overall impact to the character of the Conservation Area will be minimal as the historic character of the shop front will be retained and remain legible. As such it is anticipated that the proposals will result in negligible to no impact to the Woodstock Conservation Area.

6 CONCLUSIONS

John Moore Heritage Services were commissioned to undertake a heritage assessment on the proposed installation of an advertising screen at 34 High Street, Woodstock, a Grade II listed building.

The building, currently in use as an estate agents, is 16th or early 17th century in date and has its origins as part of a larger building owned and occupied by a number of prominent Woodstock residents. The current character of the building reflects its retail use, with a 19th century shop front extant and used to display advertisements. The proposals will result in a negligible impact to the significance of the listed building. The historic character of the building will be retained, while the placement of the display will ensure that there is minimal impact to the wider setting of the building.

The impact of the proposals on nearby listed buildings, including 32 and 36 High Street, and the Woodstock Conservation Area was also considered. This is likely to be negligible, again due to the placement and design of the proposed display.

7 BIBLIOGRAPHY

7.1 *Legislation, Policy Documents and Local Plans*

Ancient Monuments and Archaeological Areas Act 1979

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Practice Guidance, Historic environment: Advises on enhancing and conserving the historic environment 2014 (Revised 2019), available at:
<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Town and Country Planning Act 1990

The National Planning Policy Framework 2021, available at:
<https://www.gov.uk/guidance/national-planning-policy-framework>

West Oxfordshire District Local Plan 2031 West Oxfordshire District Council 2018, available at: <https://www.westoxon.gov.uk/planning-and-building/planning-policy/local-plan-2031/>

7.2 Printed Primary and Secondary Sources

Brooks, A and Sherwood, J. 2017. *The Buildings Of England, Oxfordshire: North and West*. London: Yale University Press

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Historic England. 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. Swindon: Historic England.

Victoria County History. 1990. *A History of the County of Oxford: Volume 12, Wootton Hundred (South) Including Woodstock*. London: Victoria County History

8 APPENDIX: LEGISLATION, GRADING ASSETS & LEVELS OF IMPACT

8.1 Primary Legislation

The relevant primary legislative framework for the historic environment is contained in the following acts:

- “*The Hedgerow Regulations*” of 1997, section 97 of the “Environment Act” of 1995 gives protection to hedgerows determined to be of historic importance.
- *Town and Country Planning Act* 1990 – sets out the planning framework.
- *Planning (Listed Buildings and Conservation Areas) Act* 1990 – specific protection for buildings and areas of special architectural or historic interest.
- *Ancient Monuments and Archaeological Areas Act* 1979 – specific protection for monuments of national interest.
- *Historic Buildings and Ancient Monuments Act* 1953 – provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

8.2 Grading Heritage Assets and Levels of Impact

As laid out in the NPPF, described above, and in Paragraph 018 of PPG 2014 (Revised 2019) ‘*what matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.*’ The NPPF (Annex 2) defines significance as ‘*the value of a heritage asset to this and future generations because of its heritage interest*’ and it may derive ‘*not only from heritage asset’s physical presence, but also from its setting*’. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.

Therefore, the assessment of the impact of a proposed development, or change to a heritage asset, either designated or non-designated, depends on considering the significance of the asset and any perceived harm that could happen to it and/or its setting (Historic England 2015). The potential harm and impacts are to be avoided, minimised, and mitigated, taking opportunities to better reveal or enhance significance, thereby ensuring any unavoidable harmful impacts are justifiable by public benefits, that can be deemed as necessary and otherwise undeliverable (Historic England 2015; Historic England 2019).

HE’s guidance document *Statements of Heritage Significance* (2019) states that an understanding of significance must stem from the interest(s) of the *heritage asset*, whether *archaeological, architectural, artistic, or historic*, or a combination of these. These must:

- Describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal.

- Be sufficient for an understanding of the impact of the proposal on the significance, both positive and negative.
- Be sufficient for the Local Planning Authority (LPA) to come to judgement about the level of impact on that significance and therefore on the merits of the proposal.

Further guidance is to be found in HE's The Setting of Heritage Assets (2017) which affirms that statements of significance need to consider:

- How the historic character of a place makes it distinctive. This may include its association with people, now and through time; its visual aspects; the features, materials and spaces associated with its history including its original configuration and subsequent losses and changes.
- Contextual relationships between the asset and any other heritage assets that are relevant to the significance including the relationship of one asset to another, same architects, or associative relationships.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Table 1. Criteria for assessing the significance of a heritage asset

Significance	Definition	Relevant Heritage Assets
Very High (International)	Relatively complete and predominantly static landscapes sensitive to change. Internationally significant locations or sites.	World Heritage Sites. Historic landscapes of national or international importance, whether designated or not. Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factors.
High (National)	Locations or Buildings that have little ability to absorb change without fundamentally altering its present significant character. Well preserved historic landscapes, exhibiting considerable coherence, time depth and other factors. Sites associated with historic nationally and internationally important people or groups.	Scheduled Monuments: Archaeological sites of schedulable quality and significance. Listed Buildings (all grades). Registered Historic Parks and Gardens (all grades). Historic Battlefields.
Medium (Regional)	Locations and Buildings that have a moderate capacity to absorb change without significantly altering their present character, has some environmental value, or is of regional or high local importance.	Local Authority designated sites (e.g.: Conservation Areas and their settings). Undesignated sites of demonstrable regional importance. Averagely well-preserved historic landscapes with reasonable coherence, time-depth, or another critical factor.
Low (Local)	Locations and Buildings	Sites with significance to local interest groups.

	tolerant of change without detriment to its character, is of low environmental value, or is of moderate or minor local importance.	Sites of which the significance is limited by poor preservation and poor survival of contextual associations.
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Proposed developments and changes to heritage assets and their setting can be described as positive, negative, or neutral (Table 3). Definitions of terms used to describe the impact of damage on a heritage assets significance, and how this can be assessed, is contained in the NPPF and PPG (Section 18). From these sources a list of criteria regarding the physical and visual impact of a proposal on the site, building and its setting can be made. These define the degree of harm that can potentially be caused to a heritage asset and facilitates balancing the potential harm identified against the benefits of the proposal.

Table 2. Criteria for the assessment of the degree of harm to the significance of an asset

Degree of Harm	Definition
Total Loss	Total removal of the significance of a heritage asset.
Substantial	Serious harm that would remove or vitiate the significance of a heritage asset. Change to a heritage asset's setting, such that the significance of the asset would be substantially reduced (e.g.: the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).
Less than substantial – High	High level of harm that could be serious, but not so serious as to vitiate or change the significance of a heritage asset. Partial physical loss of a heritage asset, or its setting, or both, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.
Less than substantial – Moderate to Minor	Slight loss of the significance of a heritage asset. This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance. Some harm to the heritage asset's setting, but not to the degree that would result in a meaningful devaluation of its significance. Perceivable level of harm that is enough to be noticeable or material, but insubstantial relative to the overall interest of the heritage asset.
Negligible	A very slight change to a heritage asset which does not result in any overall harm to its significance. Very minor change to a heritage asset's setting such that there is a slight impact, but not materially affecting the heritage asset's significance.
No Impact	No effect to the heritage asset or its setting.

Table 3. Criteria for assessing the impact of change to a heritage asset

Impact	Definition
Positive	<p>Proposed changes represent a positive strategy for the conservation and enjoyment of the heritage asset and positive contribution to the character of the building.</p> <p>Such changes may:</p> <ul style="list-style-type: none"> • restore the building to the original structure or fabric • sustains, enhances, or better reveals the significance of the heritage asset • positive contribution to the local character and distinctiveness
Neutral	<p>Proposed changes represent a neutral strategy for the conservation and enjoyment of the heritage asset and neutral contribution to the character of the building.</p> <ul style="list-style-type: none"> • very minor change to a heritage asset's setting such that there is a slight impact
Negative	<p>Proposed changes represent a negative strategy for the conservation and enjoyment of the heritage asset and negative contribution to the character of the building.</p> <p>Such changes may:</p> <ul style="list-style-type: none"> • lose or remove original features of the building • causes the asset's significance to be materially affected/considerably devalued • negative contribution to the local character and distinctiveness