

# Heritage Statements

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## Planning

*16 February 2017*

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## HERITAGE STATEMENTS

**What are Heritage Assets?** These can include:

- Listed buildings
- Conservation areas
- Historic parks and gardens
- Archaeological Priority Areas
- Schedule Ancient Monument

**Why is a Heritage Statement required?**

1. The National Planning Policy Framework (NPPF) and emerging Local Plan policy LP3 require applications to describe the significance of any heritage asset affected and any contribution made by their setting.
2. London Borough of Richmond has an adopted Local Validation Checklist. This requires a Heritage Statement for any proposal that would affect a Heritage Asset.
  - [Step 3 - Local Validation Checklist](#)

**What should a Heritage Statement include?**

1. Description of the significance of the heritage asset. To provide this:
  - The relevant historic environment record should be consulted
  - Applicants should consider using appropriate expert where necessary
  - There are the following resources available where the information on historic
    - [Conservation areas - London Borough of Richmond upon Thames](#)
    - [Conservation area statements - London Borough of Richmond upon Thames](#)
    - [Conservation area studies - London Borough of Richmond upon Thames](#)
    - [Article 4 Directions - London Borough of Richmond upon Thames](#)
    - [Historic England – Find listed buildings](#)
2. Describe how the proposed development does protect / enhance the heritage asset?
  - Demonstrate how the proposed development responds to the scale, proportions, height, massing, historic building lines, the pattern of historic development, use, design, detailing and materials of the heritage asset.

- Describe how the proposal retains the integrity and significance of the building as a whole, the location and hierarchy of rooms, historic floor levels, the structure of the building including foundations, fabric as well as features such as original staircases, original roof structures and other features identified as being of significance.
- Demonstrate the proposal is of exceptional design that integrates with and makes a positive contribution to the heritage asset

3. Describe any impact the development will have on the heritage asset?

- The Statement should evaluate the potential impact of the development on the historic asset. The level of detail in the Heritage Statement is dependant and should be proportion to the assets importance.
- Where a proposed development leads to harm to or total loss of significance of a heritage asset, you should demonstrate what public benefits would arise from the development which would outweigh that harm or loss.
- If a development causes harm and there are no public benefits arising from the development, the Heritage Statement should demonstrate how all of the following apply:
  - the nature of the heritage asset prevents all reasonable uses of the site; and
  - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
  - the harm or loss is outweighed by the benefit of bringing the site back into use.

## POLICY REQUIREMENTS

### National Planning Policy Framework:

**Paragraph 128:** 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.

**Paragraph 133:** Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

**Policy LP3 of Local Plan Review:** Applications for development proposals that affect designated heritage assets or their setting must:

- Describe the significance of any heritage assets affected, including any contribution made by their setting; the extent of relevant setting will be proportionate to the significance of the asset. Appropriate expertise should be used to assess a heritage asset.
- Demonstrate how the development protects, and where possible enhances, the setting, including the views, gaps and vistas and any other features, as identified in the relevant Conservation Area appraisal, or in relation to a Listed Building, Scheduled Ancient Monument or Historic Park or Garden.
- Set out how particular attention has been paid to scale, proportions, height, massing, historic building lines, the pattern of historic development, use, design, detailing and materials.
- Conserve and retain original or historic garden or landscape features as well as architectural features such as windows, doors, chimney stacks, walls and gates.
- Describe how the proposal retains the integrity and significance of the building as a whole, the location and hierarchy of rooms, historic floor levels, the structure of the building including foundations, fabric as well as features such as original staircases, original roof structures and other features identified as being of significance.

Demonstrate that the proposal is of exceptional design that integrates with and makes a positive contribution to the historic environment; and

Take opportunities to reinstate missing features which are considered important to, or to remove additions or modifications that harm, the significance of the asset.