



Heritage Statement

information requirements for applications affecting conservation areas and locally listed buildings

Most development affecting heritage assets needs planning permission or special consent. This helps the Council to manage change to the historic environment for the benefit of the public.

Since the introduction of *Planning Policy Statement 5 (PPS5): Planning and the Historic Environment* in March 2010, any application affecting heritage assets needs to include an assessment of the significance of the asset and its setting. This statement should also consider the impact the proposed development may have on the significance of the heritage asset.

When a Heritage Statement is required

A heritage statement is required for all applications affecting listed buildings; unlisted buildings in conservation areas or locally listed buildings, including applications affecting the setting for any of the above.

Heritage Statement as part of a Design & Access Statement

For most types of applications in conservation areas there is a Design & Access statement needed, including for applications for an extension or alteration to a single dwelling (i.e. householder applications). Where this is the case, the Heritage Statement could be included as part of the explanation and justification for the design approach.

For small-scale changes to the external appearance of buildings in conservation areas, access issues may not be relevant and

the statement can say so. Advice on how to write Design & Access statements can be obtained from Planning Services.

What information should a heritage statement include

The scope and complexity of such a statement will vary, depending on the extent of the proposals and the importance of the building. Larger development proposals that include demolition and new build in a conservation area will require a more in-depth approach than, for example, the replacement of a boundary wall or a front door.

For most applications the heritage statement will include the following components:

1) A description of the heritage asset and its setting

The following may be considered:

- *Which conservation area does the building form part of?*
- *What is the age of the building?*
- *What are the main characteristics in terms of style, building materials and architectural features e.g. window type?*
- *What is the surrounding development of the area like? Is the building part of a development of the same age and style, perhaps by the same builder?*
- *Describe the street scene: Is it of residential or commercial character? Is there a variety or coherence in building*



Heritage Statement: information requirements for applications for consent affecting heritage assets

form and types? Is it suburban e.g. are there front gardens to the buildings?

2) An assessment of significance

The following may be considered:

- *How does the building contribute to the historic character of the area?*
- *Is it one of its kind? Is it part of group of buildings of similar style and age? Is it one of a pair of semi-detached, or part of a terrace in which the single house forms a unit within a larger entity?*
- *Are there any distinctive architectural features?*
- *How does the setting contribute to the character and appearance of the asset?*

3) An explanation of the design concept for the proposed development.

- For small scale alterations: *What are the design and proposed materials?*
- For extensions to buildings or proposals for new development: *What is amount of development, layout, scale, landscaping and appearance (e.g. building materials and architectural detail)?*

4) Describing the impact of the proposed development

The following may be considered:

- *Would the proposed development be visible from any public viewpoint?*
- *Would the proposed development involve loss or change to any original features?*
- For extensions and new built: *What would be the impact on the appearance,*

character and setting of the building?

- For small-scale alterations: *If not a like-for-like replacement – what would be the visual impact? Would it preserve and enhance the character and appearance of the building and streetscene?*

The statement should show clearly that you have considered all the relevant issues and sought to preserve the special appearance and character of the building or area affected. Information on any sources and expertise that has been consulted should also be provided.

Sources

We have published Conservation Area Appraisals for most of the borough's conservation areas. They give an understanding of what the area's special interest is and highlight features that positively contribute to the area's character.

For locally listed buildings, our list usually holds a short description and details of history.

For further research, the Local history and archives centre based at Lewisham Library could be the first point of contact locally. Other invaluable research centres are the Greater London Historic Environment Record (HER) and the National Monuments Record (NMR), which is the public archive of English Heritage based in Swindon.

Available information from Planning Information Services:

Living in a conservation area: guidance for owners and occupiers (2011)

Historic Windows: guidance for owners and occupiers (2011)



Heritage Statement: information requirements for applications for consent affecting heritage assets

List of adopted locally listed buildings and identified potential heritage assets (last update 2011)

Conservation area appraisals (downloadable from the Council's website):

- Belmont (2001)
- Blackheath (2007)
- Brockley (2005)
- Brookmill (1998)
- Culverley Green (2001)
- Deptford Town Hall (1998)
- Forest Hill (2010)
- Hatcham (2006)
- Ladywell (2010)
- Lee Manor (2008)
- St. Mary's (2006)
- Sydenham Thorpes (2001)
- Telegraph Hill (2008)

Useful addresses

Local history and archives centre

Lewisham Library
199-200 Lewisham High Street
London SE13 6LG
Tel: 020 8314 8501
Email: local.studies@lewisham.gov.uk

Greater London Historic Environment Record,

English Heritage
1 Waterhouse Square
138 - 142 Holborn
London EC1N 2ST
Tel: 020 7973 3731 / 3779
Email: glher@english-heritage.org.uk

Heritage Gateway Website

(<http://www.heritagegateway.org.uk/gateway>)

National Monuments Record

English Heritage
Kemble Drive
Swindon SN2 2GZ
Tel: 01793 414600
Email: nmrinfo@english-heritage.org.uk

For more information contact the Conservation Section at Planning Information Services **020 8314 7400** or visit **www.lewisham.gov.uk**