

Appendix 5 - Heritage and the Historic Environment Policy

Preferred Policy Option 25 Heritage and the Historic Environment

Protection and Enhancement

- (1) The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the District's heritage assets and their settings and that will make a positive contribution to local character and distinctiveness will be supported.
- (2) Protecting and enhancing the wide range of historic and cultural assets which contribute to the character and identity of the District is a priority including:
 - Designated heritage assets such as Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas, and the settings of these assets;
 - Non-Designated heritage assets such as Locally Important Buildings, unregistered historic parks and gardens, the Grand Union Canal, and archaeology, and the settings of these assets.
- (3) Opportunities to promote the historic environment as a key element of the vitality of the District, and to reduce the number of heritage assets at risk will be sought.
- (4) Initiatives and opportunities to mitigate the effects of climate change by seeking the reuse of historic buildings, and where appropriate, their modification to reduce carbon emissions and secure sustainable development will be supported where this would not harm the significance of the heritage asset, its significance or its setting.

Designated Heritage Assets

- (5) Applications for development must be supported by a Heritage Statement which demonstrates a clear understanding of the significance of any relevant heritage assets and the contribution of their settings, details the likely impacts of the proposal on these assets and their significance and where relevant, explains how this significance has informed the proposals. Proposals on sites which include, or have the potential to include, archaeological interest should be accompanied by an appropriate desk-based assessment, and where necessary a field evaluation.
- (6) There is a presumption in favour of the retention and enhancement of heritage assets and putting heritage assets to viable and appropriate uses to secure their future protection. Applications will be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment.
- (7) The impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the NPPF, as well as the following criteria:
- (8) Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing

justification. Substantial harm to or loss of Listed Buildings, registered parks or gardens, scheduled monuments, or other registered heritage assets, should be exceptional.

(9) Any change of use of a Listed Building should conserve or enhance its character as a building of special architectural or historic interest and its significance, and should ensure its continued use and viability.

(10) Extensions or alterations to a Listed Building should not adversely affect its character as a building of special architectural or historic interest, its significance or its wider setting.

(11) Listed Building Consent is required for demolition or for any alteration or extension to a Listed Building which could affect its character (interiors as well as exteriors) and for works to any fixtures and to buildings or structures within the curtilage of the building. Control over changes to Listed Buildings is not intended to prevent all alterations but to protect the buildings from unnecessary demolition and from unsuitable alterations which would be detrimental to the historical significance of the building.

(12) Proposals should not cause unacceptable harm to registered historic parks or gardens, their settings or public views into, out of, or within them. Proposals should seek to protect their character.

(13) There is a presumption against any harm to Scheduled Monuments and heritage assets with archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments. Where the loss of the whole or a material part of a heritage asset's significance is justified, planning conditions will ensure that an adequate record is made of the significance of the heritage asset and this is published appropriately.

Non-Designated Heritage Assets

(14) The retention of Locally Important Buildings is encouraged. Proposals affecting Locally Important Buildings should retain or enhance features of historic or architectural interest.

(15) Where demolition is proposed, it should be demonstrated that all reasonable attempts have been made to retain all or part of the building and all alterations and extensions should enhance the building's character, setting and features and must not adversely affect the significance of the building.

(16) Proposals should not cause unacceptable harm to unregistered historic parks or gardens of local significance, their settings or public views into, out of, or within them. Proposals should seek to protect their character.

Conservation Areas

(17) Within Conservation Areas, development will only be permitted if the proposal:

- a) Is of a design and scale that preserves or enhances the character or appearance of the area;
- b) Uses building materials, finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context;
- c) Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- d) Retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention;
- e) Does not harm important views into, out of or within the Conservation Area;

Deleted: <#>, and demolition of or substantial harm to a Grade I or Grade II* Listed Building will only be granted in wholly exceptional circumstances.¶

- f) Protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area.

(18) Within Conservation Areas, permission for demolition or substantial demolition will only be granted if it can be demonstrated that

- a) The structure to be demolished makes no contribution to the special character or appearance of the area, or;
- b) It can be demonstrated that the structure is wholly beyond repair and incapable of beneficial use, or;
- c) It can be demonstrated that the removal of the structure and its subsequent replacement with a new building and/or open space would lead to the enhancement of the Conservation Area.

(19) Permission will not be granted for development outside but near to a Conservation Area if it adversely affects the setting, character, appearance of or views in to or out of that Conservation Area

(20) Proposals including solutions to shop front security and/or use of standardised shop front designs, fascias or advertisement displays in a Conservation Area will only be supported if they:

- a) Are sympathetic to the character and appearance of the Conservation Area;
- b) Respect the scale, proportions, character and materials of construction of the upper part of the building and adjoining buildings, and the street scene in general;
- c) Incorporate traditional materials where the age and character of the building makes this appropriate.

(21) Totally internally illuminated fascias or projecting signs will generally be unacceptable. Applications for additional signs that would result in a proliferation of, or an excess amount of, advertisement material on any individual building or group of buildings will not be supported.