

Heritage Assessments

When to compile them and what is required

The following table, whilst not exhaustive, explains when Heritage Assessments are required to be submitted as part of a Listed Building Consent Application or Planning Application.

Type of Application	Heritage Assessment Needed?	Likely form of Heritage Assessment
Listed building consent	Yes	<p>See detailed information in the listed building consent checklist</p> <p>Heritage assessment to include:</p>
Planning application affecting a listed building or its setting (note that separate listed building consent may also be required)	Yes	<p>a. Assessment of significance of the listed building(s) and its setting where this would be affected (including any curtilage buildings or structures)</p> <p>b. An assessment of impact stating how this significance would be affected by the proposal</p> <p>Heritage assessment to include:</p>
Planning application for external alterations to unlisted historic buildings in conservation areas	Yes	<p>a. Assessment of significance related to the part of the building affected (i.e. front elevation)</p> <p>b. Assessment of significance of any part of the conservation area that will be affected by the proposed development (such as the impact on adjacent historic buildings, group value, etc.)</p> <p>c. Assessment of impact (on the significance)</p> <p>Heritage assessment to include:</p>
Demolition or partial demolition in a conservation area	Yes	<p>a. Assessment of significance of the building affected</p> <p>b. Assessment of significance of any part of the conservation area that will be affected by the proposed demolition</p> <p>c. Assessment of impact (on significance)</p> <p>Heritage assessment to include:</p>
Planning applications for new buildings within the conservation area or its setting	Yes	<p>a. Assessment of significance of any historic buildings (to include listed, locally listed and unlisted buildings) affected by the proposed development</p> <p>b. Assessment of significance of any part of the</p>

conservation area that will be affected by the proposed development (such as the setting of other important buildings, key views into or out of the area, important trees or green spaces, etc).

c. Assessment of impact on the conservation area as a result of the proposed development
Heritage assessment to include:

a. Assessment of significance of any historic buildings affected by the proposed development (to include listed, locally listed and unlisted buildings)

Planning applications affecting the setting of the conservation area

Yes

b. Assessment of significance of any part of the conservation area that will be affected by the proposal (such as the setting of other important buildings, key views into or out of the area, important trees or green spaces, etc).

c. Assessment of impact on the conservation area as a result of the proposed development
Heritage assessment to include:

Planning Applications within or affecting Registered Parks and Gardens

Yes

a. Assessment of significance of the area affected.

b. Assessment of impact (on the significance)
Heritage assessment to include:

Planning applications affecting a scheduled monument or its setting (note that separate scheduled monument consent may also be required)

Yes

a. Assessment of significance of the area affected.

b. Assessment of impact (on the significance) including any archaeological impact
Heritage assessment to include:

Applications within the Stallingborough archaeological area of very high importance and Central Grimsby (see [archaeological areas](#) web page)

Yes

a. Assessment of significance of the site affected.

b. Assessment of impact (on the significance) including any archaeological impact

Outline for Heritage Assessments

Assessments of Significance should be factual in basis. It should not only assess the site and the existing buildings but also the adjoining heritage assets and the wider context of the area. It is from this point we can then determine what (if any) development may be appropriate for the site. Please feel free to include historic maps or photographs to aid the document.

As a starting point you will need to retrieve information from the Historic Environment Record (The HER). For further information please contact the planning department on 01472 326289 - option 1.

This outline is primarily intended to aid householder applications and other small scale developments; complicated or very sensitive assessments are likely to need to be written by heritage professionals with experience in compiling assessments.

Summary

A basic non-technical summary of the information contained in the sections below. This should ideally be no more than a paragraph long.

Introduction

This would be a brief description of which historic assets will be discussed below. What type of historic asset are they (e.g. buildings, archaeological sites etc), what date are they, how large are they, how far away are they from the development site?

In the case of modern buildings in Conservation Areas, or effecting the setting of a historic asset, briefly describe the modern building before describing the historic asset that will be effected.

Site Location

Provide a description of, or map showing, the location of the asset(s).

Relative Significance

This should be an objective assessment, or description, of the relative importance of the assets; are they Nationally Designated (Listed, Scheduled etc), Locally Listed, or Undesignated? If they are Undesignated, is this likely to be because they are of lesser importance or because their importance has not yet been recognised in any official way? Remember, the fact that a site is undesignated does not mean that it is not important.

Development Proposals

What development works are proposed? This must be an objective view of the works explaining what will be removed/destroyed, what will be altered and what will be added/inserted.

If discussing the setting of an asset, outline how visible the development will be from the asset in question.

Discuss separate aspects of the development in turn if necessary.

Assessment of Impact

How will the proposed developments affect the historic assets? This should be as objective as possible.

Is the effect major or minor, positive or negative? Note that, for example, removal of original features from a building or excavation of an archaeological site will always be negative.

Discuss each asset in turn if necessary.

Conclusions

This should be a subjective analysis of the impact of the development upon the assets, the relative importance of the assets to be effected, justification for the works/development and discussion of which mitigation is proposed (if required) in order to reduce any negative impact.