

ASSESSMENTS OF SIGNIFICANCE



For applications for Planning Permission, Listed Building Consent, Conservation Area Consent and Advertisement Consent affecting Heritage Assets*.

This form and accompanying guidance intended to help applicants for Planning Permission, Listed Building Consent and Advertisement Consent for proposals that affect a Heritage Asset to undertake an assessment of the significance** of a site and/or building. Not all sections will be relevant to every proposal but where they are, they should be completed to a level of detail appropriate to the importance of the heritage asset and enough to demonstrate the potential impact of the proposal on its significance.

*The term **Heritage Asset** is defined in Annex 2 to the National Planning Policy Framework 2012 (NPPF) as “*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)*”.

****Significance** is the value of a heritage asset to this and future generations because of its heritage interest, whether that be archaeological, architectural or historic. Significance derives not only from an asset’s physical presence, but also from its setting.

This form is only intended to be a starting-point for an assessment of significance, and should be accompanied by additional reports, studies, historic information, photographs and any other information where relevant.

The information required is proportionate to what the proposal involves. For minor changes the information can be as little as a short paragraph and can be included instead as part of a Design and Access Statement. For larger proposals affecting more significant heritage assets, such as a housing development affecting a conservation area, alterations to a Grade I or II* Listed Building or development affecting a Scheduled Ancient Monument or Historic Park and Garden, more research and detailed explanation will be needed.

Please note: applications cannot be validated and processed where the extent of the impact of the proposal on the significance of any heritage assets affected cannot be adequately understood from the application and supporting documents.

Site Description

Identify the Listed Building, Conservation Area, Scheduled Ancient Monument etc. that will be affected by the proposal and describe in detail that part affected by the proposal. Photographs/maps/plans can be helpful for illustration purposes. An Ordnance Survey based site plan is a statutory requirement for all applications.

Historic Significance

Explain the historic significance of the site/building/structure/place and its setting, i.e. its age and history, its development over time, the strength of its tie to a particular architectural/historic period, its layout, internal features of special interest, links to history such as an important architect or landscape designer or owner, or more local associations, where relevant. Photographs/maps/plans can be used to illustrate.

Architectural and Artistic Significance

Explain the design and general aesthetics of the site/building/structure/place, e.g. its architectural/design period, its elevations, roofscape, phases of development, value of fabric, materials, special features of interest, (eg. chimneys, staircase, fireplaces, garden buildings), legibility of form, design and detailing, its importance in its village, town or landscape context, including its setting, long views and legibility of the site, where relevant. Photographs/plans/maps can be used to illustrate.

Archaeological Significance

Explain the evolution of the site, phases of development over different periods, important features, evidence in building fabric or landscape features and potential for below ground remains. Photographs/plans can be used to illustrate.

Impact of Proposals

Explain how the proposed development would impact on the significance of the site/building/structure/place.

Please note: It is the responsibility of the applicant or their agent to ensure that, in addition to the information given in your Assessment of Significance, the application content, i.e. drawings, photographs, details, schedule/specification of works etc. is sufficient to demonstrate the impact of the proposed works on the significance of the particular heritage asset as identified. You should check your application to make sure that it contains sufficient information to this effect.

If you have any queries please contact the Authority's Conservation team on the following:

Tel: 01476 406389/406472

E-mail: planning@southkeseteven.gov.uk

Or in writing: South Kesteven District Council
Planning Policy – Conservation
Development and Growth
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