

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<i>Addition of a timber-framed, tin roofed outbuilding to be used as a home office.</i> <i>The outbuilding will be located to the side and separate from the main dwelling.</i>	<i>The property, which is not a listed building (and not listed in the National Monuments Record), is located within the Simmondley Conservation Area. The original part of the property dates from 1800-1850 and includes a twentieth century extension (around 1950 as we understand it) which more than doubled the overall size of the property.</i> <i>The original part of the property was designated a "positive building" in the Simmondley Conservation Area Appraisal document dated 2014 with the 1950's extension being designated neither positive nor negative (see fig 3 of above appraisal).</i> <i>The main dwelling on property extends to two stories on the front elevation and three stories on the rear elevation due to the ground level being significantly lower at the rear.</i> <i>We, the homeowners, have also accessed the Heritage Gateway and conducted a search of the local area. Whilst there are a number of listings relating to the village and the local area, there are no listings relating to 85a.</i>	The proposed outbuilding will be located at the side of the property on the other side of the drive to the main dwelling. The proposed development is sensitive to the ethos of the Conservation Area and will not provide any negative impact on the valued areas and ephemeral spaces which are considered to be of high amenity value within the Conservation Area. The timber construction will be sensitive to the look and feel of the conservation area and the visual impact will be minimal. It is clear from this assessment, and the relevant documents, records and databases relating to the Conservation Area, that the overall dwelling is unremarkable in relation to the appearance of the overall Simmondley Village area and that particularly the use of oak boarding and the tin roof in the construction of this outbuilding will likely enhance the general appearance of the area.

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Guidance Note and Examples

In accordance with Policy HE6 an applicant will need to assess the significance of a heritage asset to an extent that the local planning authority can understand the potential impact on the fabric and setting of the asset. As such, applications relating to heritage assets will need to be accompanied by a Statement of Significance & Impact as part of the Council's application validation system. The [Historic Environment Planning Practice Guide](#) states that applicants should submit information relating to the following:

1. Check the local development plan; the main local and national records, including the relevant Historic Environment Record (HER); statutory and local lists; the National Monuments Record (NMR), the Heritage Gateway and other relevant [sources of information](#) that would provide an understanding of the history of the place (building/site) and the value the asset holds for society.
2. An examination of the asset and its setting. This should comprise a visual and physical analysis of the heritage asset (and its setting & context) based on, and using, all the information as obtained in section 1, above.
3. Consider whether the nature of the affected significance requires an expert¹ assessment, in order to gain the necessary level of understanding to inform the proposed works to the asset.

The Local Planning Authority is unlikely to validate applications that do not provide this information (1 & 2, and 3 where applicable).

Researching and producing the above information may be onerous. However the applicant need only submit information which is genuinely needed. In order to help applicants prepare these statements a table is included below. This includes several examples of a range of works.

These are examples only and are by no means exhaustive in their coverage. Inclusion in the table does not mean that approval for similar proposals would be forthcoming.

¹ an 'expert' means an appropriately qualified and experienced individual or organisation such as an archaeologist (Institute of Field Archaeologists registered), an architectural historian, a Conservation professional (Institute of Historic Building Conservation registered), a buildings analyst, a building surveyor (Royal Institute of Chartered Surveyors registered), a historic buildings architect, a conservation structural engineer.

NOTE:

Under current planning legislation applications relating to heritage assets require the submission of a [Design & Access Statement](#). Applicants can integrate their Statement of Significance & Impact into the Design & Access Statement **or** they can submit them as two separate Statements.