

Hinckley & Bosworth Borough Council

Heritage Statement Guidance

The requirement and scope of the statement

A Heritage Statement will be required for applications that affect listed buildings and their setting, and may be required for applications that affect the following heritage assets and their settings:

- Conservation Areas
- Scheduled Monuments
- Registered Battlefields
- Locally Listed Buildings (Non-Designated Heritage Assets)
- Archaeological remains and works that are located in an area of archaeological potential

More information on the requirement for a statement and its scope can be found in the Council's [local requirements for applications booklet](#).

Sources of information

Heritage assets located within the borough can be identified via the [Leicestershire Historic Environment Record](#) (HER), the [Borough Council website](#) and the [National Heritage List for England](#). Non-designated heritage assets may be identified by the local planning authority during the application process if the asset is of the appropriate level of importance.

Paragraph 128 of the [National Planning Policy Framework](#) requires applicants to describe the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. The level of detail required for each application should be proportionate to the assets' importance and informed by appropriate expertise where necessary, pre-application advice, information contained on the HER and Council website, government guidance on conserving and enhancing the historic environment (contained with the [Planning Practice Guidance](#)) and the following Historic England publications (this list is no means exhaustive and further specific advice on proposals is provided by Historic England and other relevant organisations):

- [‘Charter for Advisory Services’](#)
- [‘Constructive Conservation’](#)
- [‘Good Practice Advice in Planning Note 2. Managing Significance in Decision-Taking in the Historic Environment’](#)
- [‘Good Practice Advice in Planning Note 3. The Setting of Heritage Assets’](#)
- [‘Historic England Advice Note 2. Making Changes to Heritage Assets’](#)
- [‘Understanding Historic Buildings: A guide to good recording practice’](#)

Heritage Statement content

The Heritage Statement will be required to address the particular circumstances of each application. As a minimum requirement the statement must include:

- A description of the significance of the heritage asset affected
- The contribution of the setting to that significance (where relevant)
- The principles of and justifications for the proposed works
- The impact of the proposals on the significance of the heritage asset

The statement should also explain:

- The sources that you have considered
- The expertise you have consulted
- The steps that have been taken to avoid or minimise any adverse impacts on the significance of the heritage asset

Further requirements may include:

- Where there are major works and/or a number of alterations proposed to a listed building (including repairs), a full schedule of works will be required including a method statement explaining the principles for the works
- Where works of demolition are proposed to a listed building or a building within a conservation area, an analysis of the character and appearance of the building/structure, a justification for the proposed demolition, and its impact on the special character of the area will be required
- A structural survey to confirm a heritage asset is physically capable or incapable of conversion
- Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, developers should submit an appropriate desk-based assessment and, where necessary, a field evaluation. Leicestershire County Council can provide a [brief](#) for such works

In cases where both a Design and Access Statement and a Heritage Statement are required, applicants can avoid unnecessary duplication and demonstrate how the proposed design has responded to the historic environment through including the Heritage Statement requirements (as specified above) as part of the Design and Access Statement.

Contact details

The requirements for a Heritage Statement, the scope of the statement and its content can be discussed in more detail with the Council's Conservation Officer:

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