



Local List Heritage Statement Template

This template has been prepared to guide applicants and their agents in preparing heritage statements *or statements of heritage significance* and Impact Assessment.

Requirements

A Heritage Statement must be submitted with any application for Listed building or Planning Permission affecting designated heritage assets and their settings including, listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, conservation areas, or non-designated heritage assets where a statement and assessment has been specifically requested by the LPA.

This is to accord with paragraph 196 of the National Planning Policy Framework (NPPF) 2023 and policy BCS22 of the Core Strategy sets out the overall approach to Bristol's heritage, while Policy DM31 provides greater detail in terms of a set of principles for conserving the historic environment in terms of archaeology, listed buildings, conservation areas, historic parks and gardens and locally important heritage assets.

Policy DM31 sets out the process to deliver BCS22 through a series of steps:

- Understanding the asset
- Conserving heritage assets
- Recording the asset where conservation is not possible.

Validation Process

Listed building and planning applications will not be validated or processed unless the required Heritage Statement and Impact Assessment has been submitted. If post validation and upon further scrutiny, the statement is found wanting in a particular area or areas, the LPA will request further information and if this is not forthcoming, the application may be refused upon the grounds of insufficient information. This may also include occasions where an archaeological desk-based assessment and/or archaeological evaluation is required prior to the determination of a planning application and the results have not been submitted with the application.

Further Guidance

Historic England's publications, "Statements of Heritage Significance: Analysing Significance in Heritage Assets" (2019), "Conservation Principles, Policies and Guidance" (2008), and "The Setting of Heritage Assets" (2017). [Historic England guidance](#).

And The Chartered Institute of Archaeologist's "Standard and guidance for historic environment desk-based assessment" (2020), provide further useful guidance on assessing the significance of heritage assets. [CifA's guidance](#).

For places of worship, Historic England has also produced a [Place of Worship Statement of Significance Creator](#), a free-to-use tool that helps people who look after places of worship construct Statements of Significance.

Useful sources of information

(PLEASE TICK RELEVANT BOXES OF THE SOURCES OF INFORMATION USED)



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	Our Inherited City Heritage Statement Guidance 2020
	The National Heritage List for England:
	(NPPF) National Planning Policy Framework - GOV.UK (www.gov.uk)
	NPPF Planning practice guidance - GOV.UK (www.gov.uk)
	Know Your Place Bristol (Interactive Map)
	Conservation area character appraisals (bristol.gov.uk)
	Local Building List
	Historic England, Search the List - Find listed buildings, monuments, battlefields and more Historic England , search by postcode, site name or listing number (if known)
	Local plan (bristol.gov.uk)
	Statements of Heritage Significance: Analysing Significance in Heritage Assets (historicengland.org.uk)

The Application Site

Application Name :

Site Address :

Is the Development site:

(PLEASE TICK RELEVANT BOXES):

<input type="checkbox"/>	A listed building
<input type="checkbox"/>	A scheduled monument
<input type="checkbox"/>	Within a designated conservation area
<input type="checkbox"/>	Within a registered historic park or garden
<input type="checkbox"/>	A building of local interest (locally listed buildings)
<input type="checkbox"/>	A site of known or potential archaeological interest
<input type="checkbox"/>	Other non-designated heritage asset
<input type="checkbox"/>	In the setting of/adjacent to one of the above



Local List Heritage Statement Template

The nature of the heritage asset(s)

What is the asset? (Is it a house / barn / statue?) What's the history behind it? (If known) Please refer to the historic record number or reference if known.

Please describe the history (including recent planning history), character and appearance of the heritage asset(s)

Please see our further guidance for help on finding the historic record number or reference

This address's paragraph 207, 211, of the NPPF And policy DM26 and DM31 of the local plan

Text:

Summary:

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The form and materials of the heritage asset(s)

What does the site look like? What material is it made of? How does it fit in to the surrounding buildings and area? Are there any other historical buildings nearby?

This address's paragraph 200, 201, 206, 212, of the NPPF And policy DM26 and DM31 of the local plan

Text:

Summary:

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The significance of the asset(s)

What makes the historic asset special? (This should include for example the age / the layout / appearance / interesting and significance features or characteristics / materials used / construction for visible heritage assets / known or potential belowground archaeological remains)

Please describe the archaeological, architectural, artistic or historic significance of the asset or assets; Please consult the historic record if you are unsure.

The level of detail should be proportionate to the assets' importance. For further assistance, please refer to the documents listed under 'Further guidance' above.

This address's paragraph 200, 201, of the NPPF And policy DM26 and DM27 and DM31 of the local plan

Text:

Summary:

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Local List Heritage Statement Template

The Proposed Works

What work are you planning to do to the building / surrounding area?

Please describe the proposed works including layout, phases of development (if applicable), scale, height, construction, materials, design details and any associated landscaping works.

For internal works to listed buildings or buildings of local interest, this should also include details of any historic fabric or architectural features that would be lost as part of the proposals. For known or potential archaeological sites, this should include details of any new foundations, other ground disturbance or provision of services.

This address's paragraph 200, 206, of the NPPF And policy DM26 of the local plan

Text:

Summary:

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The Impact on the Asset(s) and Preserve, Enhance and Mitigate



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Please describe the impact the proposals will have on the significance of all heritage assets potentially affected. Including through changes to their setting.

And how the proposal will preserve or enhance the heritage assets to be impacted or better reveal their significance? (e.g., make it look better? highlight characteristics previously hidden?)

Impacts may include for example, the loss or concealment of key features or historic fabric, the blocking of key views to and from the building/site, a loss of tranquillity, impact on the relationships between buildings, the loss of archaeological evidence etc.

What steps have been taken to mitigate any harm and impact? What justification is there for the works? Finally, if there is harm, are there any public benefits which might outweigh the harm? Or will there be any public benefit as a result of the work?

This address's paragraph 200, 201, 208, 207, 211, 212 of the NPPF And policy DM31 of the local plan.

Text:

Summary:

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Local List Heritage Statement Template

Relevant Planning History

Has there been any planning applications for the building / surrounding area before? Please include any application references where known.

This address's paragraph 211, of the NPPF And policy DM26 and DM31 of the local plan

Text:

Summary:

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Local List Heritage Statement Template

The Nature of the Asset(s) to be affected by the proposal and the Proposal Site

Please describe site and its history, character and appearance of the heritage asset(s) that either will be directly impacted by the proposal through conversion, demolition, alteration, extension or new development, or be impacted through changes to their setting. Looking at the proposal site and its relationship to its surroundings, for example, its position in the street scene, townscape, village or countryside, and neighbouring land uses, topography, orientation, views from and to, etc.

You should refer to (but not simply reproduce) for example, the statutory list description, scheduled monument description, conservation area character appraisal (if available), and the relevant Bristol City Council Historic Environment Record data.

The council's Archaeology Team can also provide further advice, upon the receipt of a pre-application enquiry, on the scope of work required to assess the known or potential archaeology of a site prior to the submission of a planning application.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. For further assistance, please refer to the documents listed under 'Further guidance' above.

Please also include summary of the action you are taking to reduce harm to the asset(s) and why this is the best option regarding minimising harm to the asset(s).

This address's paragraph 203, 205, 208, 209, 211 of the NPPF And policy DM26 and DM31 of the local plan

PLEASE REFERENCES AND USE THE CHARACTER AREAS LAYER AND LINKED DOCUMENTS FROM <https://maps.bristol.gov.uk/kyp/?edition=>

Text:

Summary:

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