# Part 2: Heritage Impact Assessment

## 5.0 Introduction

The Heritage Impact Assessment (HIA) outlines the proposed works, assesses the perceived impacts on the site and the wider historic environment.

TAN 24 (Para 1.15) states that '*Heritage impact assessments is a structured process that enables the significance of a designated asset to be taken into account when considering proposals for change'*. Para 1.26 states *'it is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals'.*

Para 7.32 further advises that '*It is for the applicant to show that they understand the significance of the registered park or garden and the impact that the proposal is likely to have on it.*

Heritage Impact Assessment in Wales guidance (2017) provides advice upon completion of such documents and states that '*Heritage Impact Statements should be proportionate both to the significance of the historic asset and to the degree of changes proposed. It allows understanding of the significance of the historic asset which can help proposals for change and ensure that they are in line with the principles of good design'.*

The above guidance has been fully adopted in the preparation of the proposals and has been guided by detailed pre-application feedback (letter 24.10.23) with the Historic Environment Case Officer (N Segust) at CADW and the Development Management Planning Officer (Amy Brittain) at Wrexham County Borough Council (letter 05.10.2023). Both of which stated there is general support for the proposals however requested a Heritage Impact Assessment be completed and submitted with any application for Planning Permission.

The purpose of this document is to assist understanding of the historic environs with regards to development of the site, to outline its historic significance and that of its immediate and wider context. This document also includes an Impact Assessment of the proposed plans, as per the table in Section 7, below.

Flint Architecture along with R.Parry have prepared this report using historical research, desk studies and following site inspections. It establishes the historical and architectural significance of the site and its context, which has informed development. The report refers to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment (Wales) Act 2016, as well as national and local planning policy and relevant guidance.

This report documents the history and development of the site and its immediate environs. It highlights the importance of the development of the site and its immediate context, which in turn contributes to the setting of the registered park and garden.

The significance of the site and designated heritage assets has been identified, along with describing the potential impact of development on the significance of these assets. The results of this are in a table in Section 7, which also provides justification for the proposal.

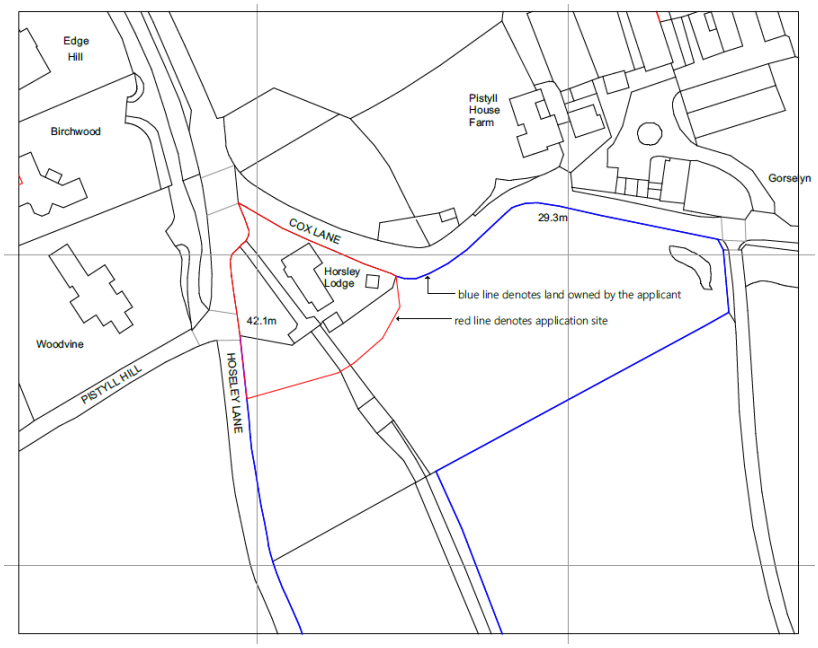
# 6.0 Proposed development

The lodge was the applicant's family home; their parents lived in the house since the 1950's and the applicant grew up there. In recent years it has been let out to tenants, and whilst it has been reasonably well maintained, there are several overdue repairs and upgrades required including roof repairs, plumbing and thermal improvements to the building envelope, windows doors and central heating.
It is a three bedroomed house, with two bedrooms on the ground floor and one upstairs. The ground floor layout is currently quite impractical, with the front door and garage located at opposite ends of the house. The kitchen and living spaces are also disconnected, with bedrooms and a long narrow corridor in between. The bedroom upstairs is cramped and poorly insulated and is not well orientated to the expansive views to the east. The client wishes to address these layout issues, carry out repairs and upgrades and extend the house, to create a modern, spacious and energy efficient family home. The front entrance will be moved to the centre of the house and interior will be re-planned to better orientate the living spaces to the garden, whilst at the same time ensuring that the additions and alterations are handled sensitively and to a very high design standard, appropriate to the historic character of the house and respectful of the context of the historic Park and Gardens in which it is located. The house has already been extended in the latter part of the 20th century, this has been completed in a style sympathetic to the original Edwardian detailing, including a tiled roof and chimney stack that appears to have been reclaimed or relocated.

The current proposals look to extend and improve the existing layout of the Lodge. Extension of the basement, ground and loft will improve the layout and provide additional facilities.
The works also seek to provide a secondary access on to Hoseley Lane.

The proposed basement extension will provide garage, plant space and a home office.
At ground floor the property will go from having 2 bedrooms with living space (kitchen, dining and lounge) to 3 bedrooms with a study and extended/open living space and a terrace to the rear over the basement level.
Alterations will also enable further living space at loft/1$^{st}$ floor level to create two further bedrooms, bathroom and games room/snug.

The new design maintains the scale and respects the traditional appearance of the house, especially on the south-west 'front' elevation facing Hoseley Lane, incorporating a new timbered gable and bay window at the extended southern corner of the house. This would create a symmetrically balanced elevation, and the new gable will be detailed as a contemporary interpretation of the original Edwardian gable at the northern corner of the house.

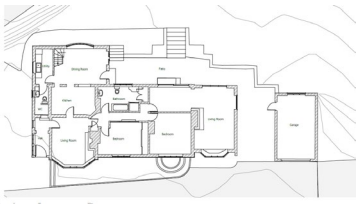




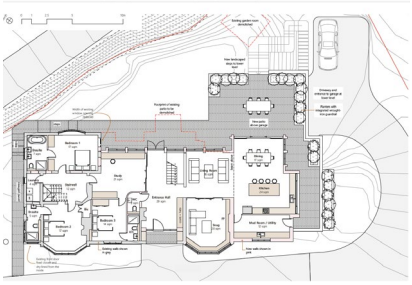

Existing site/roof plan



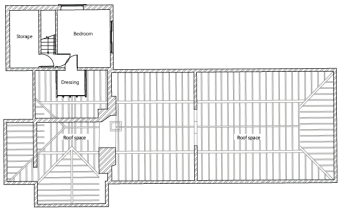
Proposed site/roof plan
*(showing location of new access from Hoseley Lane)*

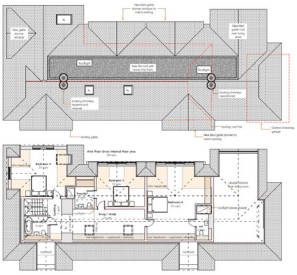


Existing ground floor plan



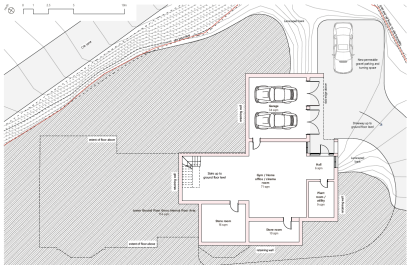
Proposed ground floor plan





Existing roof plan

Proposed Roof and ‘first’ floor plan

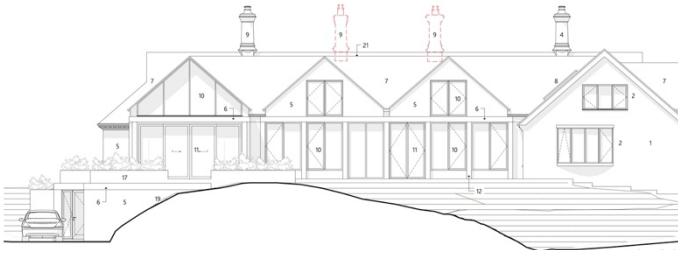


No existing basement

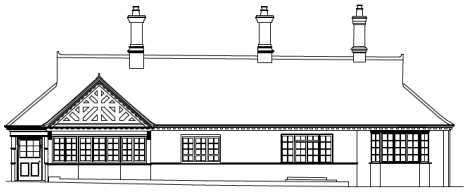
Proposed basement / lower ground floor plan



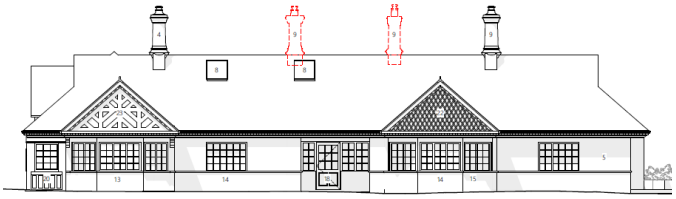
Existing East Elevation



Proposed East Elevation



Existing West Elevation



Proposed West Elevation



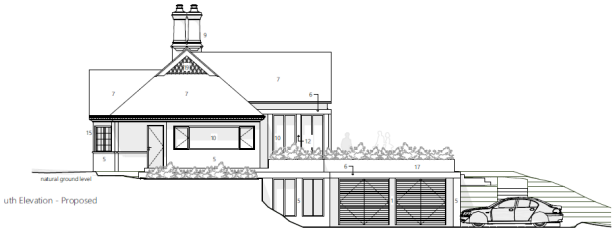
Existing North Elevation



Proposed North Elevation



Existing South Elevation



Proposed South Elevation

**Figure 31 – 46**: Location plan, existing and proposed plans, Source: Flint Architecture

6.1 Assessing the significance

This section sets out the significance of the designated heritage assets described in this report.

6.2 TAN24 defines the significance of a heritage asset as the sum of the cultural and heritage values of a place and to this and future generations because of its heritage interest. The heritage values which need to be understood before the significance of the asset can be assessed and may be evidential, historical, aesthetic and/or communal. Significance derives not only from a heritage assets physical presence but also its setting. The Conservation Principles for the Sustainable Management of the Historic Environment in Wales describes 'significance' as the sum of the cultural heritage values. The guidance provides a methodology for assessing the significance of heritage assets by establishing an understanding of their heritage values. These values can be summarised as follows:

- Evidential: the potential of a place to yield evidence about past human activity.
- Historical: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic: the ways in which people draw sensory and intellectual stimulation from a place
- Communal: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

6.3 Setting contributes to significance and, as such, must be considered fully. Conservation Principles state that 'setting' is an established concept that relates to the surroundings in which place an historic asset is experienced, its local context, embracing present and past relationships to the adjacent landscape.

6.4 CADWs Heritage Impact Assessment in Wales (2017) suggests the following staged approach:

1. explaining your objective and why changes are desirable or necessary
2. understanding the significance of your historic asset
3. identifying your proposed changes
4. assessing the impact of your proposals
5. setting out the reasoning behind your preferred option, including your design concepts and principles, in the light of the assessment proposals.

6.5 Refer to the table in section 7 which explores and states the values and significance of the designated heritage assets.

## 7.0 Impact Assessment

This section sets out the significance of the designated heritage assets described in this report.
Significance in terms of heritage-related planning policy is defined in the TAN24 Glossary as the 'sum of the cultural and natural heritage values of a place and to this and future generations because of its heritage interest'.
Significance derives not only from a heritage asset's physical presence, but also from its setting. Setting contributes to significance and, as such, must be considered fully. TAN 24 references Conservation Principles for the Sustainable Management of the Historic Environment in Wales with regards to 'setting' as 'an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape'.

The TAN 24 definition of significance further states that in the planning context heritage values may be evidential, historical, aesthetic, and communal.

The table below notes the significance of heritage assets and assesses the impact of the proposed development upon each heritage asset and its setting:-

| Heritage Asset | Significance | Significance Level* | Impact upon significance** | Harm Level*** | Opportunities and enhancement | Justification | Mitigation and offsetting of negative impacts |
|---|---|---|---|---|---|---|---|
| Registered Park and Garden (PG): **Horsley Hall** – Grade II its setting and 'Significant View': | • **Evidential**: derived from an early 20th century parkland and former Horsely Hall. The density and group value of the landscape containing built or remnants of historic buildings, ornamental trees, formal gardens and the historic layout of the development and infrastructure (including paths, walls, dovecote and glasshouse and gazebo). The setting and significant view provide heritage value with its connection and association to the wider landscape and area.<br>• **Aesthetic**: derived from evidence (remaining or remains of) of its eclectic mix of historic development, formal and informal design and high-quality use of traditional and vernacular materials and details. Some survival of the elements of the original gardens and Hall, their layout, paths, walls and later improvements (existing or now demolished).<br>• **Historical**: clear evidence of the presence of an 20th century formal garden and landscape and association with the former Horsley Hall. From its architectural and historic interest of many of the heritage assets it contains (and those demolished) and special interest of retained or remains (above or below ground) buildings/ structures. There are strong links to local and national buildings and estates due to past owners and architects/designers and their association/background, creating understanding of historical past and meaning. Wider association with surrounding area, including Trevalyn – and links to historic figures such as Alfred Ashworth (Justice of Peace), Frederick Potts (Solicitor), Francis James Hughes | Medium<br><br>*(due to the main hall and much of the build heritage being lost /demolished and the current condition of the PG)* | Low<br><br>Options for the alterations and extensions have been explored and discussed at Pre-application stage. That proposed are considered in terms of materiality, design, mass and proportions to have the least impact on the setting, character and appearance of the PG.<br>The works will upgrade a building which has had very little consideration recently and will allow residents to continue to enjoy the building and the landscape it sits within.<br>The Lodge and this former entrance and driveway for the hall was added to the parkland much later that other built forms and accesses to the site. Since the demolition of the hall and disconnection of ownership between the Lodge and the Hall/PG this part of the PG is no longer used as originally intended – *as a purposeful approach/entrance to a large estate/hall.*<br>The proposals to extend the land associated with the Lodge and install a simple post and rail fence along the boundary, and removal/replacement of vegetation, trees and reinstatement of landscaping in this area will respect the setting with sympathetic design. A second entrance/access on to Hoseley Lane is not seen to harm the significance of the PG, due to its sensitive location and proposed design.<br>The PG has a mix of development and built form in its landscape, and the current proposals further contributes to it. | Low | Development and re-use of The Site is seen as positive, as sadly the PG is currently overgrown and underutilised.<br><br>It is hoped that by way of improvement to the Lodge and its grounds there may be some influence on the positive regeneration of the PG.<br><br>The proposal further contributes to the eclectic mix of development of the PG following previous uses and alteration since the 16th century. Using high quality design which will complement and reflect the character and appearance of the PG and its setting. | Although it has been established that the proposal will lead to some harm upon the significance of the PG, it is viewed as minimal harm.<br><br>The proposals bring benefits including; providing an underused site in to use and introduction of additional modern facilities to the Lodge which will aid the residents enjoyment and living function.<br>Its close proximity to the PG will provide interest and enjoyment to the landscape. Therefore, this secures the sites optimum viable use. New additions have been finished in a way which complements, reflects, and respects its historic environs and the PG utilising complimenting materials and details.<br>The alterations to the Lodge are not seen to negatively detract from the character and appearance of the PG or its setting. | Options have been explored to ensure the high quality design, materials, massing and scale of the proposed extensions and alterations, these options have been discussed with the LPA.<br><br>The site has the capacity at to utilise underused land, to create a modest and sympathetic designed extension with a more generous garden to suit the enlarged house.<br>The scale and proportions proposed are less than those of the site, which will enable retention of its character and appearance. The impact of the scale of the proposals are also reduced by breaking up the built form and landscaping and utilising sympathetic materials. The proposal incorporates materials and detailing which will contribute to the wider context and reflect the character of the PG.<br>Retention of existing and introduction of trees/landscaping will ensure the proposals holistic inclusion into the area. |

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| | (Doctor of Physics), Lord Wavertree and George Herbet Kitchen (architect also known for his at Lygrove House).<br>• **Communal:** Although within a very rural area, it is within fairly close proximity of Wrexham and Chester, therefore the former Hall and PG would have been highly utilised and played a significant part of the local and wider community, including employment and enjoyment. The site has strong links to local, national and international 'people' including previous owners and architects who have lived and worked here**.** | | Considering the above, the proposals will have minimal harm to the significance of the PG.<br>The extension and alteration of the Lodge, along with its new access will have minimal visibility from many aspects of the PG and will not directly impact the setting or its 'significant view'. | | | | |
| *Could be considered a* Historic Asset of Special Local Interest (HASLI): **Horsley Lodge** and its setting | • **Evidential**: derived from its association with the early 20th century parkland and former Horsley Hall. Evidence of its location, style, materials and form along with the access driveway highlighting its use, function and connection with estates and large houses from a particular time in history.<br>• **Aesthetic**: derived from its materials, built form and design, reflecting the vernacular and style of the time of its construction. Its location provides value in association with the PG and links to the former Hall likely to have been built as a new lodge by one of its latter owners in the late 1890s/early 1900s.<br>• **Historical**: links to the past use of the estate and former Hall being a lodge and its association of the function of a historic estate. Likely to have been in use by an employee of the hall/estate who may have had a particular role in the running of the estate. Potentially the Lodge may have been constructed at a similar time when Kitchen (architect) was carrying out alternations at the Hall.<br>• **Communal:** Although within a very rural area, it is within fairly close proximity of Wrexham and Chester, therefore Lodge would have played a significant part of the running of the estate/hall – with links to the local and wider community, including employment and enjoyment. | Low | Low<br><br>Options for the alterations and extensions have been considered and discussed at Pre-application stage. That proposed are considered in terms of materiality, design, mass and proportions to have the least impact on the significance, character and appearance of the Lodge. The alterations and extensions will upgrade and enhance a building which has had very little consideration recently and will allow residents to continue to enjoy the building and the landscape it sits within.<br>The Lodge was built in the later part of the estate/Hall's history – 30 years prior to the Hall being listed for auction and prior to the estate being taken over by the Military and 60 years prior to the demolition of the hall. It had therefore very minimal service to the estate/hall when it operated as originally intended – as a 'lodge'.<br>The change of ownership of the lodge and associated grounds from the Hall has made a clear distinction between use, condition and maintenance. The Lodge is no longer connected to the function or use of the estate other than now being neighbours. There is no longer access from this junction at Cox Lane/Hoseley Lane to the estate, and unlikely that this will be reestablished. It is important however that any alternations made, still enables historic evidence and connection to be read between the now – two | Low | Development and re-use of The Site is seen as positive, as currently it stands underutilised.<br><br>The proposal further contributes to the eclectic mix of development using high quality design which complement and reflects the character and appearance of the Lodge and its setting.<br><br>It is hoped that by way of improvement to the Lodge and its grounds there may be some influence on the positive regeneration of the PG. | Although it has been established that the proposal leads to some harm upon the Lodge, it is viewed as 'low'. The proposals bring benefits including; enhancing a building which requires upgrading and introduction of additional modern facilities to the Lodge which will aid the residents enjoyment and living function.<br>Therefore, this secures the sites optimum viable use. New additions have been finished in a way which complements, reflects, and respects its historic location, setting, character and appearance utilising complimenting materials and details. The alterations to the Lodge are not seen to negatively detract from its character, appearance or its setting. | Options have been explored to ensure the best design, materials, massing and scale of the proposed extensions and alterations, these options have been discussed with the LPA.<br><br>The site has the capacity to utilise underused land, to create a modest and sympathetic designed extension. The scale and proportions proposed are less than those of the site, which will enable retention of its character and appearance. The impact of the scale of the proposals is also reduced by breaking up the built form and landscaping and utilising sympathetic materials. The proposal incorporates materials and detailing which contributes its character and appearance. |

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| | | | separate sites – to retain the significance of both the lodge and PG<br>Considering the above the proposals are seen to have low harm to the significance of the Lodge. | | | | |

*Significance level rated high, medium, low, neutral or negative
**Impact level rated high, medium, low, neutral or negative
***Harm level rated; high, medium, low, neutral or negative

# 8.0 Mitigation Strategy

As Section 7.0 above sets out the various levels of harm caused to the significance of the heritage assets, this section sets out what steps have been taken to avoid, minimise or balance out the harm.

- The scheme has been sensitively considered and designed to ensure minimum intervention and negative impact. New work and landscaping have been designed to complement and holistically work alongside historic materials and details. By adapting and changing the use can offer opportunities to better reveal and enhance the significance of the buildings and parkland.
- The proposals will not harm the setting nor will they change the overall appearance of PG, the site and Lodge, enabling the Lodge to retain its connection with and to the former use of the estate.
- Elements of the historic floor plan of the lodge will remain – specifically at the northern end of the ground floor.
- Historic research has enabled the understanding of the site and that of the PG, including alterations and changes over time. This has provided positive consideration of changes proposed to the Lodge.

# 9.0 Conclusion

The Heritage Assessment has documented the history and development of the PG and the Site. It has highlighted the importance of the history of the site, including its association with people and links to the local area that has contributed to the character and appearance of the PG and Horsley Hall. It has outlined relevant national and local policy and guidance in which any new development and changes to the Site must adhere to. The significance of the Site and other non-designated heritage assets has been identified, along with describing the potential impact of development on the significance of these assets. Section 7.0 assess the proposals to ensure the proposals on the Site and designated heritage assets would have no harm (or at the very least, low harm – in line with the Planning Policy Wales) on their significance.

This report has;

- Identified the significance of designated heritage assets (*as per Principle 2 of Conservation Principles for the Sustainable Management of the Historic Environment in Wales 2011, 1.12 and 5.12 of TAN 24*)
- Described the impact of the proposed development on the significance of the heritage assets
- Highlighted if harm is caused to the significance of the heritage assets due to the proposed development and where harm is caused, provides justification (as per paragraph 6.1.13 of PPW);
- Described opportunities and enhancements available by way of the proposed development and;
- Provided mitigation measures which offset negative impacts

The proposal will enable the protection, conservation, promotion and enhancement of an important part of Wales's historic environment.

The proposal includes alteration which is desirable and necessary to secure the buildings survival and sound economic future (as per paragraph 6.1.1 of PPW).

This Heritage Impact Assessment has demonstrated that the proposal to extend Horsley Lodge can be carried out without adverse impact or harm which will ensure long term conservation and enjoyment of an important Registered park and garden.

This document, alongside existing and proposed plans are seen as the correct level of detail which is proportionate to the assets importance and sufficient to understand the potential impact of the proposal on the building's significance.

As per Principle 6 of CADW's Conservation Principles for the Sustainable Management of the Historic Environment in Wales and TAN 24, this Heritage Impact Assessment should be deposited in public archives to record the current condition of the building and proposed changes and to ensure that information within contributes to any potential future shared learning.

The proposed works have been designed to mitigate and offset negative impacts created by the proposals. Options and alterations have been made during the design and heritage impact assessment process which sees further enhancement to the scheme and Lodge itself, but also the impact it has on the PG, and wider environs.

Materials, scale and mass have been designed and incorporated to complement the historic environs.

The proposed works causes 'low' harm to the Grade II PG and its setting; such harm is seen to be outweighed by securing the optimum viable use of the site and providing benefits such as delivering an enhanced residential building, retention and better revealing and enhancing the significance of this historic park and garden.

# 10.0 References


https://www.thedicamillo.com/

https://www.parksandgardens.org/places/horsley-hall

The Lost Houses of Wales : A Survey of Country Houses in Wales Demolished Since c. 1900. Thomas Lloyd. 1989

Cadw and ICOMOS UK, 'Horsley Hall' in {Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales: Clwyd} (Cardiff: Cadw, 1995), pp. 134-6Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales: Clwyd

Royal Commission on the Ancient and Historical Monuments of Wales, 'Horsley Hall Garden, Gresford', [accessed 1 October 2007] Coflein website

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https://coflein.gov.uk

https://cadw.gov.wales/

Planning Policy Wales, Technical Advice Note 24: The Historic Environment, May 2017CADW: Planning Policy Wales, Edition 11, February 2012

CADW: Conservation Principles for the sustainable management of the historic environment in Wales, March 2011

CADW: Heritage Impact Assessment in Wales, May 2017

# 11.0 Legislation, Planning Policy & Guidance

Please see below list and Appendix 1 which highlights relevant paragraphs of each document which has aided in exploring options for the building and the preparation of this document and the resultant proposals;

National:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment (Wales) Act 2016
- Ancients Monuments and Archaeological Areas Act 1979
- Planning Policy Wales (PPW) Edition 11 2021
- Planning Policy Wales Technical Advice Note (TAN) 24: The Historic Environment 2017
- Welsh Government Guidance 'Heritage Impact Assessment in Wales'
- CADW Conservation Principles for the Sustainable Management of the Historic Environment in Wales 2011
- Welsh Government Managing Change to Listed Buildings in Wales 2017
- British Standard 7913:2013 Guide to the conservation of historic buildings 2013

Local:

- Wrexham Unitary Development Plan 1996 – 2011
    - GDP1 Development Objectives
    - EC4 Hedgerows, Trees and Woodland
    - EC6 Biodiversity Conservation
- Draft Local Development Plan
    - DM1 Development Management Considerations
- LOCAL PLANNING GUIDANCE NOTES
    - LPGN 20 House Extensions
    - LPGN 32 Biodiversity and Development

## 11.1 Legislation

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from Section 66 of the 1990 Act, which states that special regard must be given by the planning authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their settings. In addition, Section 72 of the Act emphasises the value of Conservation Areas in built heritage planning. In relation to the duties and powers of the planning authority, it provides that special attention should be paid to the desirability of preserving or enhancing the appearance or the character of an affected Conservation Area and its setting.

The Listed Building and Planning Act (1990) requests planning authorities to designate areas of special architectural or historic interest, the appearance and character of which is desirable to preserve or enhance, designating them as Conservation Areas.

The Local Planning Authority (LPA) seeks to retain and safeguard the special architectural character and features and will control new development to ensure they complement their surroundings.

Planning Policy Wales 2021 states that The Welsh Ministers have a statutory duty to compile and maintain a register of historic parks and gardens in Wales under the Ancients Monuments and Archaeological Areas Act 1979. Planning Policy Wales identifies that local planning authorities should protect and conserve parks and gardens, and their settings, included in the register of historic parks and gardens in Wales. Whilst inclusion in the register does not introduce any new consent regimes, registered historic parks and gardens, and their settings, may be protected through the planning system.

### 11.2 National Policy

4.1 Planning Policy Wales (PPW) Edition 11 2021

PPW is the national policy outlining guidance for making planning decisions in Wales and provides comprehensive guidance to local planning authorities on handling and deciding development proposals. It sets out the land use planning policies of the Welsh Government and is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with the PPW provide the national planning policy framework for Wales.

The primary objective is *'to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales'*. The below paragraphs are relevant to this supporting document.

**6.1.1** 'the *historic environment comprises all of the surviving physical elements of the previous human activity and illustrates how past generations shaped the world around us. It is central to Wales's culture and its character, whilst contributing to our sense of place and identity'.*

**6.1.5** ' *the Planning system must take in to account the Welsh Governments objective to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations'.*

**6.1.6** *'The Welsh Governments specific objectives for the historic environment seek to…. Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved'*.

**6.1.7** '*it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset should be managed in a sensitive and sustainable way'*

**6.1.9** '*Any decisions made through the planning system must fully consider the impact of the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place'.*

**6.1.10** *'there should be a general presumption in favour of the preservation of enhancement of a listed building and its setting'.*

**6.1.11** '*for listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use….the application of planning and listed building controls should recognise the need for flexibility where new uses have to be*

*considered in order to secure a buildings survival or provide it with a sound economic future'.*

**6.1.13** '*Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed.*

**6.1.19 '***The effect of a proposed development on a registered park or garden, or its setting, is a material consideration in the determination of planning applications'.*

4.2 Planning Policy Wales Technical Advice Note (TAN) 24: The Historic Environment

Best practice guidance on the historic environment and decision making on planning and LBC applications. The below paragraphs are relevant to this supporting document.

**1.8** '*Changes in the historic environment are inevitable. This can be the result of decay caused by natural processes, damage caused by wear and tear of use, and the need to respond to social, cultural, economic and technological changes'.*

**1.18** *'Local planning authorities are responsible for designating conservation areas and they hold the definitive information on their boundaries. They may also develop lists of historic assets of special local interest which may be published'.*

**1.25** '*The setting of an historic asset includes the surrounding sin which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. … setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset*'

**1.26** *' it is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals'.*

**1.27** *'There will be cases where a proposed development will enhance the setting of a historic asset and this will be treated as a benefit resulting from the development. Mitigation of damaging effects could be achieved through good design and in some cases screening or landscaping'.*

**5.14** '*Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building…. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting, and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring'.*

**8.1** *'Historic assets that the local planning authority may consider to be of special local interest128 are not accompanied by any additional consent requirements over and above those required for planning permission. However, if such assets are to contribute successfully to the conservation or enhancement of local character their status needs to be clear in the development management process. If a local planning authority chooses to identify historic assets of special local interest, it must include policies for their preservation and enhancement in the local development plan'.*

4.3 Welsh Government Guidance 'Heritage Impact Assessment in Wales'

Provides general principles to consider when planning changes to historic assets and applying for listed building, conservation area and scheduled monument consent. It is a best practice guide to help understand why, when and how to use the heritage impact assessment process and write heritage impact statements. The below paragraphs are relevant to this supporting document.

**7.1** *'Your heritage Impact statement to accompany an application for listed building consent must include; a description of your proposed works….your reasoning for the proposed works, a brief description of the special architectural or historic interest of your listed building and an assessment of its significance….an assessment of the impact of the proposed work on the special architectural or historic interesting of your listed building and its significance….a summary of your options and the reasons for your preferred approach'.*

4.4 CADW Conservation Principles for the Sustainable Management of the Historic Environment in Wales 2011

Provides the basis upon which Cadw discharges certain statutory duties on behalf of the Welsh Ministers, and should be used to assess the potential impacts of a development proposal on the significance of any historic asset and to assist in decision making whether the historic environment is affected by the planning process. This document recognises that the whole of the historic environment is a finite and share resource and set out six conservation principles (which are based on those developed by English Heritage 2008) which provides an approach to protect and manage the historic environment. The below paragraphs are relevant to this supporting document;

**28** *'New work and alteration to an historic asset will normally only be acceptable if: a. the need for the work is fully justified; and b. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the asset; and c. the proposal would not materially harm the values of that asset, which, where appropriate, would be reinforced or further revealed; and d. the quality of design and execution must add value to the existing asset; and e. the long-term consequences of the proposal can, form experience, be demonstrated to be benign, largely reversible or be designed not to prejudice alternative solutions in the future'.*

4.5 Welsh Government Managing Change to Listed Buildings in Wales 2017

Best practice guide which supplements PPW and TAN 24 and sets out general principles to consider when making changes to listed buildings. The below paragraphs are relevant to this supporting document;

**4 Managing change**, including **4.5** New Work and Alteration

### 11.3 Relevant Guidance: National

BS 7913:2013 (Guide to the conservation of historic buildings) describes best practice in the management and treatment of historic buildings. It states that research and appraisal be carried out to ensure decisions resulting in change are informed by a thorough understanding of them. It

encourages management and sustainable use of heritage assets and advises on best practice when undertaking works with regards to materials and workmanship.

Planning Policy Wales 2021 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015. PPW provides the national planning policy framework for the consideration of the historic environment and this is supplemented by guidance The Historic Environment1 and Cadw associated best practice guidance on the historic environment.

Conservation Principles for the sustainable management of the historic environment in Wales, March 2011 outlines CADWs approach to the sustainable management of the historic environment. It describes a range of heritage values that enable the significance of assets to be established systematically, with the four main values being evidential, historical, aesthetic and communal. These principles emphasise that considered change offers the potential to enhance and add values to places.

Planning Policy Wales Technical Advice Note 24: The Historic Environment which underpin the Governments PPW (which makes it clear that Conservation Principles continues to provide a valid methodology for assessing significance).