

Built Environment and Archaeology

Cultural Heritage

The Authority is responsible for the conservation of archaeological and historic landscape features and the built environment. These 'heritage assets' are places, landscapes, buildings, structures, earthworks, sites, objects, monuments or buried deposits of heritage interest. They could be of any date, from thousands of years old to very recent. Over 90% of these assets are not designated but they are still a material consideration in the planning process and have to be safeguarded appropriately.

There are thousands of heritage assets recorded on the County Historic Environment Records (HERs) and which cover the National Park. Some of these heritage assets are protected by law from damage or destruction through designation (e.g. Scheduled Monuments, Listed Buildings and curtilage listed buildings), whilst others have no formal designation but can comprise a non-designated heritage asset.

[National Planning Policy Framework](#) (NPPF) recognises that heritage assets are irreplaceable, and that any harm or loss should require clear and convincing justification. Local planning authorities are required to conserve heritage assets in a manner appropriate to their significance.

The Authority's key policies relating to the conservation and enhancement of the National Park's valued characteristics, including cultural heritage, are

[Core Strategy](#) L3

[Development Management Plan](#) (DMP) policies DM1 and DMC5-10

If a proposed development is likely to affect a heritage asset an assessment of the site should be submitted with the planning application. The pre application advice service is a good way of identifying in advance of applying, whether heritage information will be needed.

Local planning authorities need to be informed by applicants about the significance of heritage assets that may be affected by their proposals; this includes an assessment of the contribution that 'setting' makes to their significance. The level of information provided should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.

Professional guidance and standards exist for all types of cultural heritage report. Where a cultural heritage report of any type is required and is not included in an application, or is lacking in content, the Local Planning Authority may ask for further information. Without the information we may not be able to approve the development.

The section below outlines the key types of cultural heritage report that could be required.

Heritage Statement

A Heritage Statement is an assessment of the significance of heritage assets and their settings which would be affected by the development proposed.

Heritage statements will be required for applications concerning:

- development that affects listed buildings, scheduled monuments or other designated heritage assets or their settings;
- development in the curtilage of a listed building;
- development within or adjacent to a Conservation Area;
- development affecting a Registered Park or Garden of Special Historic Interest;
- developments affecting non-designated heritage assets.

The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application. For applications involving a Scheduled Monument or Grade I/Grade II* listed building (or their settings) applicants may also wish seek to pre-application advice from Historic England.

Depending on the heritage assets affected by the proposals, a heritage statement would need to include:

- a description and location of all assets affected
- the significance of the assets, including an understanding of their historic development
- an assessment of impact on significance, special character and setting of the assets including the Conservation Area
- a schedule of works and justification for the works
- any mitigation measures, if necessary.

Archaeological Desk-based Assessment

Where applications involve the disturbance of ground within an area of potential archaeological sensitivity a desk-based assessment should contain archaeological and historical information and assess the impact of the proposed development on that interest. A desk-based assessment may be required for works affecting buried deposits in:

- major development proposals or significant infrastructure works;
- development within or adjacent to a Conservation Area and/or the historic core of settlements, e.g. on land close to historic churches, or paddocks/crofts on street frontages;
- minerals applications;
- developments that require substantial groundworks or re-modelling, e.g. new access routes, landscaping, ponds, terracing, tennis courts, swimming pools, horse training ménages;
- development affecting known earthworks e.g. field systems, ridge and furrow, early settlement, historic mining and quarrying, historic parkland/garden features;
- developments within or close to standing features or buried remains of known archaeological interest; and
- developments that will directly impact on a Scheduled Monument or its setting.

The desk-based assessment would need to follow Chartered Institute for Archaeologists ClfA guidelines and include the results of consultations of:

- the county Historic Environment Record (HER);
- the PDNPA's Historic Buildings, Sites and Monuments Record;
- archive research (e.g. historic maps, places, unpublished sources);
- Published sources; and
- Site visit(s)

Historic Building Appraisal

Proposals for developments to listed buildings or non-designated heritage assets of historic interest may require an historic building appraisal. The level of detail required would depend upon the significance of the building and the works proposed.

An historic building appraisal is a rapid piece of work, and can be brief. It could be incorporated into a Heritage Statement. A more detailed historic building record/survey could be required as a condition of any subsequent planning consent. Typically, an historic building appraisal would include:

- Map regression and basic phasing;
- A description of the key spaces and functions (past and present) of the building;
- Photographs; and
- Description of significance.

Archaeological Evaluations and Survey Reports

Applications for developments that are likely to affect buried deposits of archaeological interest may, in addition to a desk based assessment, need to be accompanied by the results of an archaeological evaluation. Archaeological evaluation might include one or more elements of geophysical survey, earthwork survey, trial trenching, test-pitting, soil sampling or field walking. A written scheme of investigation (WSI) would need to be submitted for approval by the Authority prior to works commencing.

Development applications requiring an archaeological evaluation/survey report are the same as those listed under an 'Archaeological Desk-based Assessment'.

The results of this work should inform the design of the final scheme and further mitigation investigations could be required, should planning consent be granted.

Setting Assessment

Proposals for development within the setting of a heritage asset may require the submission of a Setting Assessment.

An assessment of the impact of any proposal on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance

Useful Links

- Appendix 1 of the DMP – Contact details of HERs
- Appendix 4 of the DMP – Guidance for preparing a Heritage Statement
- <https://www.peakdistrict.gov.uk/looking-after/living-and-working/farmers-land-managers/historic-farmsteads-guidance>
- Listed Buildings and Curtilage: Historic England Advice Note 10 (2018) <https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/>
- <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heaq180-gpa3-setting-heritage-assets/>



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- <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>
- <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>
- <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>