



Local Development Framework  
**Listed Buildings:**  
**Works to or affecting the setting of**

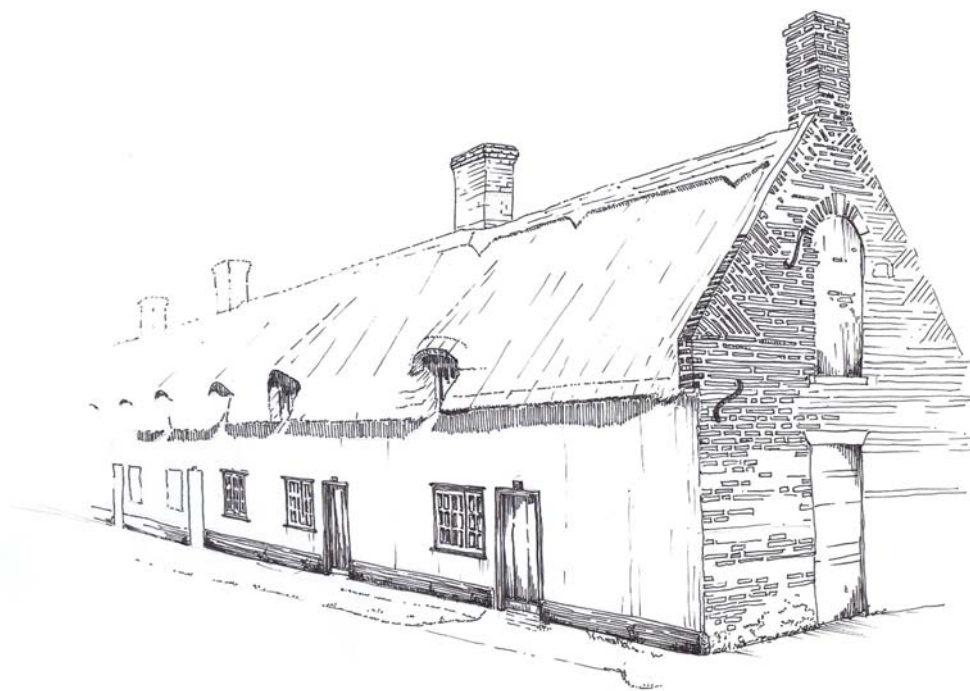
Supplementary Planning Document

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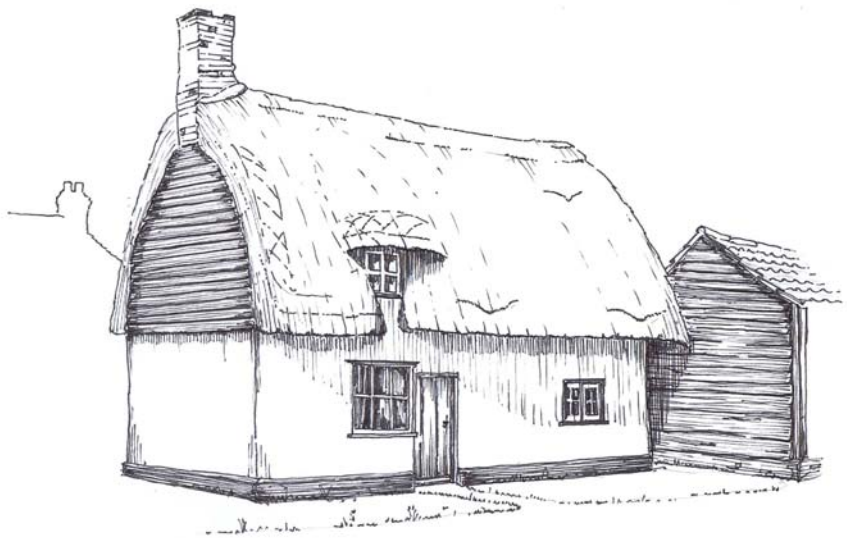
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## PART I: LEGISLATION AND GENERAL PRINCIPLES FOR LISTED BUILDINGS



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## CHAPTER 1

### INTRODUCTION TO THE SUPPLEMENTARY PLANNING DOCUMENT AND LEGISLATIVE POLICY

- 1.1 This South Cambridgeshire District Council (SCDC) Supplementary Planning Document (SPD) on *Listed Buildings: Works to or affecting the setting of forms* part of the South Cambridgeshire Local Development Framework (LDF).
- 1.2 The SPD expands on district-wide policies in the Development Control Policies Development Plan Document (DPD) adopted July 2007 and policies in individual Area Action Plans for major developments that may vary from the district-wide policies. It provides additional details on how they will be implemented. Policies seek to ensure that Listed Building issues are adequately addressed throughout the development process.
- 1.3 The policy builds on National legislation, Planning (Listed Buildings and Conservation Areas) Act 1990 and on Planning Policy Guidance (PPG) for Listed Buildings as set out in PPG15: Planning and the Historic Environment (September 1994).
- 1.4 The **Heritage Protection Act**, when passed as a bill, will introduce changes to the way the historic environment is protected in England when it is implemented. This will include the streamlining of the 'listing' process to combine Listed Buildings and Scheduled Ancient Monuments, which will be known collectively as 'Heritage Assets'. The management of all Heritage Assets will be passed to local authorities.
- 1.5 A new Planning Policy Statement (PPS) to support the Heritage Protection legislation will replace *Planning Policy Guidance notes 15: Planning and the Historic Environment*, and *16: Archaeology and Planning*. At such time this SPD will be updated.
- 1.6 This document provides broad guidance on Listed Buildings with regards to South Cambridgeshire District Council policies. For example, it covers general approaches, typical works and when Listed Building Consent is likely to be required. This document cannot, however, be comprehensive and address every possible type of situation. The best advice is to contact the Council with queries regarding any of the information contained herein.
- 1.7 This document specifically applies to Listed Buildings, but much of the guidance can also apply to unlisted historic buildings that are of architectural or historic interest.

#### PURPOSE

- 1.8 The aim of this Supplementary Planning Document is to provide additional advice and guidance on alterations affecting Listed Buildings within South Cambridgeshire

and to expand on the broad policies set out in the Development Control Policies (DPD); Policy CH/3 Listed Buildings and Policy CH/4 Development within the curtilage or setting of a Listed Building.

1.9 Specific objectives of this document are to:

- Assist applicants' and agents' understanding of whether Listed Building Consent is required to undertake proposed works;
- Assist applicants' and agents' understanding of the local historic context, help identify features of importance and ensure that proposed works to Listed Buildings are carefully considered and appropriately designed to protect and, where possible, enhance their character, appearance, architectural interest or setting;
- Assist applicants' and agents' to gain Listed Building Consent and / or Planning permission quickly by informing them of what information is required to accompany applications, to justify their proposals and to demonstrate what impact the proposals may have on the character or setting of a Listed Building;
- Ensure that minor repairs and works, which require Listed Building Consent, are undertaken in an appropriate manner.

#### **SOUTH CAMBRIDGESHIRE LDF POLICY**

1.10 Development proposals in or affecting the setting of Listed Buildings will be controlled by the following policies in the Development Control Policies (DCP):

##### **POLICY CH/3 Listed Buildings**

**Applications for Planning permission and / or Listed Building Consent (including applications for alterations, extensions, change or use or demolition of Listed Buildings) will be determined in accordance with legislative provisions and national policy (currently PPG15). In assessing such applications the District Council will adopt a presumption in favour of the retention and preservation of local materials and details on Listed Buildings in the district.**

##### **POLICY CH/4 Development within the Curtilage or Setting of a Listed Building**

**Planning permission will not be granted for development, which would adversely affect the curtilage or wider setting of a Listed Building. Proposals must provide clear illustrative and technical material to allow that impact to be properly assessed.**

- 1.11 When considering planning applications for developments affecting Listed Buildings, PPG15 offers the following guidance:

Paragraph 3.4 of PPG15 states: *'Applicants for Listed Building Consent must be able to justify their proposals. They will need to show why works that would affect the character of a Listed Building are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.'*

Paragraph 3.5 of PPG15 reinforces this and states: *'the issues that are generally relevant to the consideration of all Listed Building Consent applications are:*

- i. the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms;*
- ii. the particular physical features of the building (which may include its design, plan, materials or location) which justify its inclusion in the list: list descriptions may draw attention to features of particular interest or value, but they are not exhaustive and other features of importance (e.g. interiors) may come to light after the building's inclusion in the list;*
- iii. the building's setting and its contribution to the local scene, which may be very important, e.g. Where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby;*
- iv. the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other Listed Buildings).'*

- 1.12 The important principles to emphasise here are the terms - **justify, desirable, necessary** and **impact**, which will be discussed in more detail later on in this document.

- 1.13 Alterations affecting Listed Buildings include:

- Alterations - both internal and external
- Extensions
- Change of use of Listed Buildings
- Demolition of Listed Buildings
- Development within the curtilage (land) or setting of Listed Buildings

- Development to curtilage Listed Buildings or structures (dating prior to 1948)

1.14 The Council supports the concept of sustainable development, as Section 1.3 of PPG15 states:

*The Government has committed itself to the concept of sustainable development - of not sacrificing what future generations will value for the sake of short-term and often illusory gains. This approach is set out in Sustainable Development: The UK Strategy. It is also a key element of the development plan system, as set out in PPG 12. This commitment has particular relevance to the preservation of the historic environment, which by its nature is irreplaceable. Yet the historic environment of England is all pervasive, and it cannot in practice be preserved unchanged. We must ensure that the means are available to identify what is special in the historic environment; to define, through the development plan system its capacity for change; and, when proposals for new development come forward, to assess their impact on the historic environment and give it full weight, alongside other considerations.*

- 1.15 In considering applications for such developments, the District Council will seek to ensure that the development will not harm the architectural or historic character and appearance of the Listed Building. Many Listed Buildings are also situated within Conservation Areas, and developments affecting these Listed Buildings or their setting will also need to comply with the policies set out in the separate SPD on **Development Affecting Conservation Areas**.
- 1.16 The District Council has adopted as Council Policy a district-wide **Design Guide** that contains relevant guidance on design issues. This is due to be reviewed and updated prior to adoption as an SPD in its own right. The Design Guide deals with historic village development, materials, design and tradition throughout the area of South Cambridgeshire. It is a valuable resource when proposals for change are being considered.
- 1.17 The Council recommends that all owners and agents become familiar with the latest National legislation and local policies. This should include amendments to Permitted Development (PD) Rights. Works to the Listed Building may require Planning permission as well as Listed Building Consent, whilst works (new freestanding development) within the curtilage (land) of the Listed Building will require just Planning permission. Contact the Council to discuss the restrictions of PD Rights on Listed Buildings.
- 1.18 Whilst this document has attempted to provide a broad guidance on Listed Buildings with regard to South Cambridgeshire District Council policies, it is by no means comprehensive. The best advice is to contact the Council with queries regarding any of the information contained herein.