

Policy DE4: Designated Heritage Assets

Introduction

- 8.48 Designated heritage assets are those of national significance, as defined in Box 11, and are afforded the highest level of planning protection through national policy and legislation. The Borough has over 500 Listed Buildings, 18 Conservation Areas, 14 Scheduled Monuments and 2 Registered Parks. Due to the density and quality of this heritage, and the need to consider the setting of historic assets, this policy will apply to a high number of proposals within Gosport. This policy may also apply to currently unidentified buildings, structures, landscapes or archaeological remains. These are heritage assets yet to be identified which could become designated as a result of further assessment and may be of national importance.

POLICY DE4: DESIGNATED HERITAGE ASSETS

- 1. Planning permission will not be granted for development proposals that would harm the significance of a designated heritage asset, taking into account the contribution to significance made by its setting, unless in exceptional circumstances a clear and convincing justification can be made in accordance with the requirements of national policy and guidance. For assets of the highest significance, substantial harm should be wholly exceptional.**
- 2. Planning permission will be granted for proposals that make a positive contribution to, or better reveal the setting of a designated heritage asset.**

EXPLANATION OF POLICY DE4

Designated heritage assets (Points 1 and 2 of Policy DE4)

- 8.49 Proposals²⁸² that would harm the significance of a designated asset will not be permitted, including proposals that would have a detrimental impact on the special architectural or historic character of the building or structure, unless clear and convincing justification is provided and other benefits identified in line with national policy. The NPPF sets out the tests for considering proposals affecting heritage assets based on whether it would cause less than substantial harm, substantial harm, or total loss, and whether substantial public (not private) benefits of the proposal would outweigh the harm. It needs to be demonstrated that all reasonable efforts have been made to sustain the existing use, including through appropriate marketing. Where impacts are identified the proposal should mitigate the

²⁸² This could include but is not limited to the removal, repair, replacement or alteration of internal and external features of a building which affect its character.

extent of the harm to the significance of the asset, and works proposed should be the minimum required to secure the long-term use of the asset, in line with the definition of optimum viable use²⁸³.

- 8.50 Proposals which involve the carrying out of works to a Scheduled Monument require Scheduled Monument Consent. Where such consent is needed, Historic England should be consulted at an early stage in the design process. Substantial harm to Scheduled Monuments and other assets of highest significance should be wholly exceptional.
- 8.51 In many cases the most appropriate use for a historic building is that for which it was originally constructed and this should, where possible, be retained. However in some cases this use will no longer be practical or viable and a new optimum viable use will need to be found, which causes the least harm to the significance of the asset. New uses should avoid the need to remove important architectural or historic features, respect the integrity of the built form and quality of spaces within the building and avoid or minimise the introduction of inappropriate structural features.
- 8.52 In those exceptional circumstances where harm to a designated heritage asset can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset. This must include archaeological excavation where relevant, and the publication of that record to an appropriate standard in a public archive.
- 8.53 The setting of a heritage asset often forms an important part of the character of a historic structure including landscaped grounds, the walls and outbuildings, the historic plan form of a military complex or a broader layout of an historic settlement. New development will need to pay particular attention to its impact on the significance of the asset through development in its setting.

Policy DE5: Conservation Areas

Introduction

- 8.54 There are currently 18 Conservation Areas within Gosport, and while they distributed around the Borough, there is a particular concentration within the historic southern and eastern quarters. The Council periodically reviews its conservation areas, their plans and appraisal documents, so new and amended areas may be adopted during the Plan period. This policy will apply to all buildings within conservation areas, as well as those that might affect their character and appearance through development in their setting.
- 8.55 Properties with conservation areas may be subject to additional planning restrictions, such as the lack of, or amended, permitted development rights.

²⁸³ www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment