

POLICY LP11: DESIGNATED HERITAGE ASSETS INCLUDING LISTED BUILDINGS, SCHEDULED ANCIENT MONUMENTS AND REGISTERED HISTORIC PARKS & GARDENS¹³¹

- 1. The Borough Council will work with landowners, developers, Historic England and other stakeholders to:**
 - a) ensure that new development conserves or enhances designated heritage assets;
 - b) ensure that historic buildings are appropriately re-used as soon as possible to prevent deterioration of condition;
 - c) reduce the number of buildings on the “Buildings at Risk” Register; and
 - d) make information about the significance of the historic environment publicly accessible.
- 2. When considering an application that would affect a designated heritage asset, an applicant will be required to describe the significance of the asset with a proportionate level of detail relating to the likely impact a proposal could have on the asset’s historic, architectural and archaeological interest.**
- 3. Planning permission will not be granted for development proposals which would harm the significance of a Listed Building, Registered Park & Garden or Scheduled Ancient Monument.**
- 4. Planning permission will be granted for proposals that make a positive contribution to, or better reveal the significance of the setting of a designated heritage asset.**
- 5. If it is determined through the relevant evidence that currently undesignated buildings, structures, landscapes or archaeology are of national significance, the above points (1-4) will apply.**

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EXPLANATION OF POLICY LP11

The Borough Council’s Positive Strategy for protecting and enhancing the Borough’s Heritage assets (Point 1 of Policy LP11)

- 8.39 The Borough Council has a positive approach to promoting Gosport’s unique historic character by engaging with local people, developers and heritage organisations to ensure that this special character is conserved and where possible enhanced whilst ensuring the Borough has a vibrant economic future. The Council has had years of experience working positively and constructively with key partners, including on challenging sites of national heritage value, and this will continue to be a priority.
- 8.40 This experience has meant that the Borough Council places high value on early discussions at pre-application stage, so that those seeking to develop a site are fully informed of the issues that they are required to address, and so that a positive strategy can be developed to assist with the most expedient delivery of appropriate proposals.

¹³¹ This policy would also apply to world heritage sites and protected wrecks if designated within Gosport Borough as well as those undesignated assets which are found to be of equivalent significance (see point 5 of Policy LP11).

- 8.41 The Borough Council places high value on the input of the many local people and organisations with detailed knowledge of the Borough's heritage assets including the Gosport Society and the Lee-on-the-Solent Residents' Association, and statutory consultees such as Historic England. Working in partnership with such interests, the Council will continue to develop effective and positive strategies to conserve and enhance the Borough's many heritage assets: both designated and undesignated.
- 8.42 A key area of concern will continue to be the identification and monitoring of 'Buildings at Risk'. These are designated heritage assets which are falling into disrepair and 'at risk' of serious deterioration or loss. Gosport's extensive military legacy, much of which by its very nature is obsolete, has raised particular challenges but on sites like St George Barracks and Royal Clarence Yard, has been integrated successfully into new developments. This approach will be replicated for any new sites that become available.
- Appropriate evidence to support planning applications (point 2 of Policy LP11)
- 8.43 The NPPF is clear on the need to ensure proposals are appropriately informed with background research required proportionate to the significance of the asset or site. The developer will be required to describe the significance of any heritage asset affected including any contribution made by its setting. The decision making process is informed by: the historic context of a site; its sense of space; its special architectural or historic interest as part of a group or in isolation; and its archaeological interest.
- 8.44 In many cases, the historic significance of an asset may not be entirely obvious due to a lack of readily available information. The asset may have developed over hundreds of years and elements of earlier phases may exist within the external structure or below ground level.
- 8.45 The Borough Council strongly encourages the use of the Archaeology and Historic Buildings Record¹³². This important source of information is regularly updated as new information becomes available. Other local historic information sources include the Gosport Local Studies Centre. Where necessary, applicants may need to engage appropriately qualified historic building consultants or archaeologists.
- 8.46 Advice on the information likely to be required in support of an application can be sought from the Borough Council at pre-application stage and careful thought will be given to the proportionate level of information that may be required including the preparation of a heritage statement¹³³.
- Determining proposals affecting designated assets (points 3-4 of Policy LP11)
- 8.47 The Borough Council will determine planning applications affecting designated assets including Listed Buildings, Registered Parks & Gardens and Scheduled Ancient Monuments, as well as applications for Listed Building consent, in accordance with national guidance, including the NPPF and the Local Plan policies. Proposals which involve the carrying out of works to a Scheduled Ancient Monument require Scheduled Ancient Monument Consent from the relevant Government department.

¹³² This is the Historic Environment Record (HER) for Hampshire and can be viewed at <http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-buildings-register.htm>

¹³³ <http://www.gosport.gov.uk/sections/your-council/council-services/planning-section/list-of-documents-required-by-gbc-lpa/>

- 8.48 Proposals which harm the significance of a designated asset will not be permitted including proposals which have a detrimental impact on the historic and architectural character of the building or structure. This could include the removal, repair, replacement or alteration of internal and external features of a building which affect its character.
- 8.49 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 many cases this use will no longer be practical or viable and a new use will have to be found. 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.
- 8.50 The setting of an historic 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 a setting and justify how it conserves and enhances the setting.
- 8.51 In relation to the Borough's Registered Park & Garden particular regard will be given to protecting the unique historic landscape in development proposals. Where proposals are made for restoration of the park and garden it will be necessary for the applicant to show that the work proposed would not detract from the character and significance of the landscape.
- 8.52 In certain cases planning permission may be granted for proposals which affect the character and setting of a designated asset and would normally be considered contrary to policy. Such proposals would be assessed in accordance with Historic England's guidance on 'enabling development'¹³⁴ which recognises that the proposal would secure the future conservation of a heritage asset and that the benefits of such a scheme outweighs the harm of departing from the national and local policies.
- 8.53 When assessing proposals the Borough Council recognises that new development can make a positive contribution to a historic asset in a number of ways. For example a poor quality modern development or gap in a town centre location could be significantly enhanced by new build which respects the proportioning and layout of an historic street scene. Another example would be where a new build is located to create a high quality landmark that may respect an historic layout but not necessarily be 'pastiche' in design. New and exciting design can add significantly to a street scene and enhance heritage assets and such proposals will be positively considered.

Undesignated heritage assets that are of equivalent significance to designated heritage assets (point 5 of Policy LP11)

- 8.54 There are likely to be buildings, structures, landscapes and archaeology within the Borough that are of equivalent significance as designated heritage assets but are currently undiscovered (particularly in relation to archaeology) or their significance has yet to be appreciated. Consequently if as part of the necessary heritage investigations to inform a planning proposal, it has been

¹³⁴ <https://www.historicengland.org.uk/images-books/publications/enabling-development-and-the-conservation-of-significant-places/>