



Heritage Statement Guidance and Template

April 2025

This document is designed to be used to help produce the necessary heritage statement when submitting a listed building application. There is no requirement to use the template, however the issues covered need to be included in the heritage statement you do submit in order for your application to be valid.

A Heritage Statement must be submitted with any application for Planning Permission affecting listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, conservation areas and their settings, or non-designated heritage assets. As per the [National Planning Policy Framework - 16. Conserving and enhancing the historic environment - Guidance - GOV.UK](#).

The Heritage Statement should be proportional to the proposed works.

The Application Site

The development site is (please select the relevant boxes):

- ☐ A listed building
- ☐ Within a registered historic park or garden
- ☐ Within a designated [conservation area](#)
- ☐ A [building of local interest](#)
- ☐ A [non-designated heritage asset](#)
- ☐ A scheduled monument
- ☐ A site of archaeological interest
- ☐ In the setting of/adjacent to one of the above

Description of the Building

What is the building, where is it, how old is it, is it part of a group, how has it developed over time?

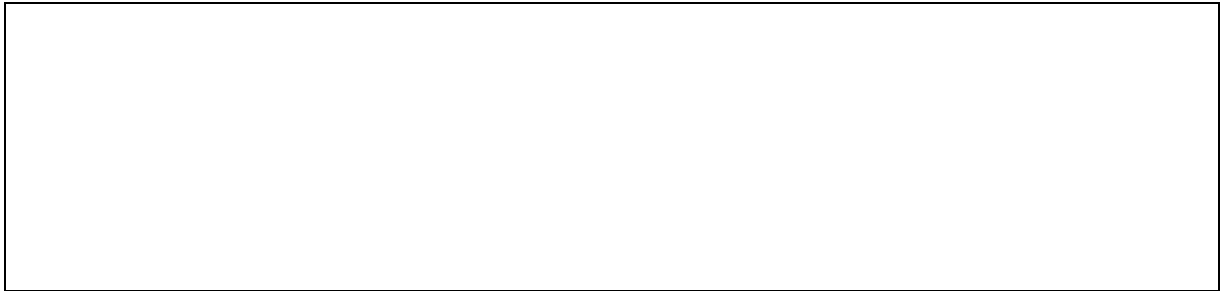
You should refer to the statutory list description, scheduled monument description or conservation area appraisal if available.

The Setting of the Building

Please describe the site, and its relationship to its surroundings. For example, what other buildings/structures are around it, and are they listed? Does it sit in a designed landscape such as a park or garden? Can it be seen from far away?

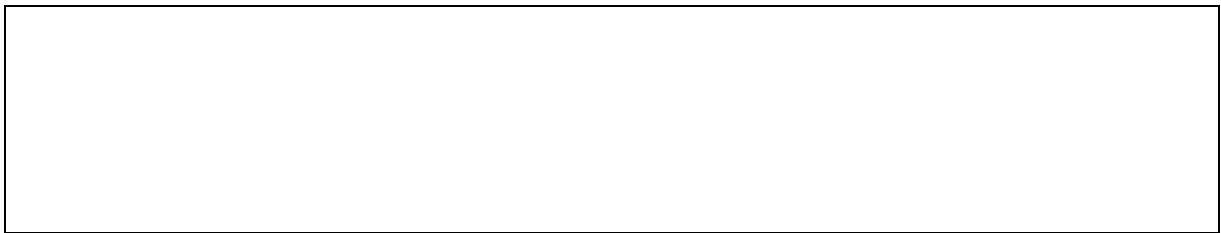
The Significance of the Building

Why is the building special? How old is it? Are there particular features, characteristics, materials or associated important people which make the building interesting or show its age?



The Proposed Works

Please describe the proposed works. This might include scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.



Photographs

Please paste photographs of the existing site/building(s) and detailed photographs of the areas for proposed work. If it is more convenient you can submit these as a separate supporting document.

The Impact on the building

How will the proposals affect the building? Will it affect historic fabric, the character of the building, the area surrounding the building?

Will there be loss or concealment of key features or historic fabric, blocking or altering of key views, impact on relationships between buildings, impact on the landscape?

--

Preserve, Enhance and Mitigate

Will the works benefit the building? If so, how?

Will the works reveal more about the building and its importance?

If there is harm to the building and/or surroundings caused by the proposal is there any mitigation to help reduce the harm? If so, what is the mitigation?

--

Relevant Planning History

Please discuss any relevant planning history which has affected the building. This might include outbuildings and curtilage listed buildings as well as the building itself.

[Planning application search and comment - Dorset Council](#)

Applications for demolition

Please justify why the demolition is necessary if you are applying for demolition of

- a listed building
- a curtilage listed building
- a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority)

Sources of Information

Please indicate which of the following sources you have consulted:

- ☐ Dorset History Centre
- ☐ The Historic Environment Record
- ☐ The National Heritage List
- ☐ National Planning Policy Framework (NPPF)
- ☐ NPPF Planning Practice Guidance
- ☐ Local plans
- ☐ Conservation Area Appraisal (if available)
- ☐ Historic ordnance survey maps

Useful Contacts

Planning Services

Web: [Planning - Dorset Council](#)

Historic England South-West Office

Tel: 01179 751308

Email: southwest@HistoricEngland.org.uk

Web: www.historicengland.org.uk/advice

Resources

The National Heritage List

www.historicengland.org.uk/listing/the-list/

Dorset History Centre

[Dorset History Centre \(Archives\) - Dorset Council](#)

The Heritage Gateway

www.heritagegateway.org.uk

National Planning Policy Framework

[National Planning Policy Framework - 16. Conserving and enhancing the historic environment - Guidance - GOV.UK](#)

Historic England Guidance Notes

<http://historicengland.org.uk/advice/planning/>

Local Plans

[Planning Policy - Dorset Council](#)

Historic Maps

[Map Finder - with Outlines - National Library of Scotland \(nls.uk\)](#)

Historic England's Relevant Publications

- [Conservation Principles, Policies and Guidance | Historic England](#)
- [Statements of Heritage Significance: Analysing Significance in Heritage Assets \(historicengland.org.uk\)](#)

These may be useful to follow when considering the significance of the building (evidential, historic, aesthetic and communal).