

Historic Environment Supplementary Planning Document



Preliminary Consultation

East Suffolk Council is working on the preparation of a new Historic Environment Supplementary Planning Document.

The Historic Environment Supplementary Planning Document will provide further guidance on the implementation of planning policy, including practical planning guidance for developers and homeowners who are either planning new development or making changes to an existing property. It will also cover topics not included in previous guidance, such as energy efficiency and adapting to climate change. Once adopted by the Council, the document will be a material consideration when deciding planning applications.

The Council would like to know what information should be included in the Supplementary Planning Document and how it should be presented. **Please submit your comments by 5pm on Friday 25 October 2019.**

Once the consultation has closed, the Council will consider all the comments when writing the Historic Environment Supplementary Planning Document. A formal consultation on the draft document will be undertaken in due course.

The Supplementary Planning Document will update guidance in existing historic environment SPDs so that it is in accordance with Government policy and developments in conservation technology. Below is the list of existing guidance documents that will be replaced:

Former Suffolk Coastal area

- [SPG1 – Redundant Buildings in the Countryside](#)
- [SPG6 – Historic Parks and Gardens](#)
- [SPG13 – Historic Buildings: Repairs, alterations and extensions](#)
- [SPG14 – Shopfronts, Signs and Advertisements](#)

Former Waveney area

- [Built Heritage and Design Supplementary Planning Document](#)

Proposed SPD Content

The Historic Environment SPD will provide practical guidance about changes to historic buildings. It will provide guidance about the types of changes, alterations and repairs that are acceptable on a historic building. Where possible guidance will be provided about which proposals require planning permission or listed building consent. Guidance will include examples of the types of changes, alterations and repairs that work well, as well as common problems and mistakes. The guidance will attempt to answer common questions about alterations and repairs to historic buildings but it cannot provide definitive guidance about when planning permission will be granted or refused.

It is worth being aware that there are different categories of historic asset, which are set out below.

Listed buildings – These are recognised by Government for their historic and architectural merit. Listed buildings receive statutory protection. Alterations to the structure and appearance of the interior and exterior of the building require listed building consent.

Non-Designated Heritage Assets – These are historic buildings that are not included in the national list. However they are of local significance and this should be taken into account when deciding planning applications. Within the former Waveney District some non-designated heritage assets were included on a local list. Non-Designated Heritage Assets can also include locally listed parks and gardens.

Conservation Areas – These are areas identified because of their special historic character and are deemed worthy of protection.

Introduction

This section will provide policy context and historical information about the evolution of the historic environment.

Buildings – Making Changes

This includes listed buildings, buildings in conservation areas and non-designated heritage assets.

- General principles
This section will provide overarching guidance about how changes to a building can be made in an acceptable way.
- Alterations and extensions
This section will explain how different types of alterations and extensions to buildings can be made in an acceptable way.
- Outbuildings, gardens and boundaries

This section will explain how changes to outbuildings, gardens and boundaries can be made in an acceptable way.

- Internal alterations

This section will explain which types internal alterations are acceptable.

- Windows, porches and doors

This section will explain the points-based method used in the former Waveney area for assessing replacement window proposals and will seek responses as to whether this should be introduced across the whole of East Suffolk. Information about double glazing proposals will also be provided. This section will also explain what changes to porches and doors are acceptable.

- Conversions of redundant buildings

This section will explain how changes to redundant buildings can be made in an acceptable way.

- Making energy efficiency improvements

This section will explain how different types of energy efficiency measures can be made in an acceptable way.

- Adding lighting and satellite/communications apparatus

This section will explain how different types of lighting and communications equipment can be made in an acceptable way.

- Shopfronts and signage

This section will explain how changes to shopfronts and signage can be made in an acceptable way.

Buildings – Undertaking Repairs and Maintenance

This includes listed buildings, buildings in conservation areas and non-designated heritage assets.

- General principles

This section will provide overarching guidance about how repairs and maintenance to a building can be made in an acceptable way.

- Timber

This section will explain how repairs to timber should be carried out in an acceptable way.

- Brickwork (to include repointing)

This section will explain how repairs to brickwork can be made in an acceptable way.

- Render

This section will explain how repairs to render can be made in an acceptable way.

- Flintwork

This section will explain how repairs to flintwork can be made in an acceptable way.

- Wattle and daub

This section will explain how repairs to wattle and daub can be made in an acceptable way.

- **Roofs and roof coverings**
This section will explain how repairs to roofs and roof coverings can be made in an acceptable way.
- **Services**
This section will explain how repairs to services, such as sewerage and electricity, can be made in an acceptable way.
- **Chimneys**
This section will explain how repairs to chimneys can be made in an acceptable way.

Parks and Gardens

This section will provide guidance about the management, changes and alterations to locally listed parkland. Guidance about how to delineate the boundaries of parks and gardens can also be found in this section. Lastly there is a brief overview of all locally listed parks in the District.

Conservation Areas

This section will explain the status of Conservation Areas and how they impact upon work to historic buildings. There are separate Conservation Area Appraisals for each Conservation Area. These describe the Conservation Area, identify its special character and propose measures that will enhance it. Conservation Area Appraisals provide information about individual Conservation Areas that add to the district-wide guidance contained in the SPD. Article 4 directions (which remove permitted development rights) are only found within Conservation Areas in the former Waveney District area. Further information can be found at <http://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/>

Non-Designated Heritage Assets

This section will explain the process by which non-designated heritage assets are identified. It will also explain the local list of non-designated heritage assets within the former Waveney District. The role of neighbourhood plans in identifying non-designated heritage assets will also be explained. Please click on the link to access current information about the identification of non-designated heritage assets.

<http://www.eastsuffolk.gov.uk/planning/design-and-conservation/non-designated-heritage-assets/>

Information Requirements

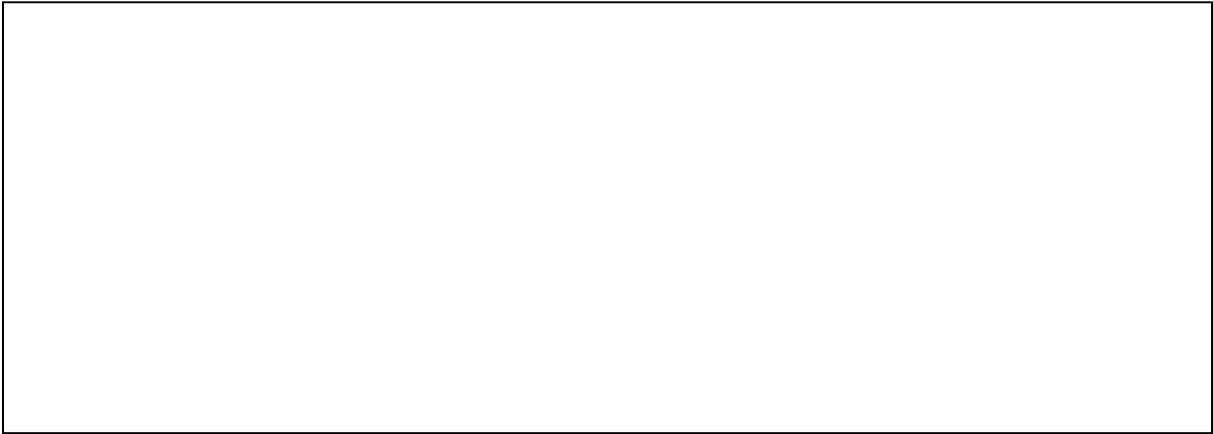
This section will include guidance on the information needed to support a planning application. Guidance about the information requirements for heritage impact assessments will also be provided.

1. Does the proposed contents list below cover all the topics that should be included in the Historic Environment SPD? In addition which topics should be included within each chapter?

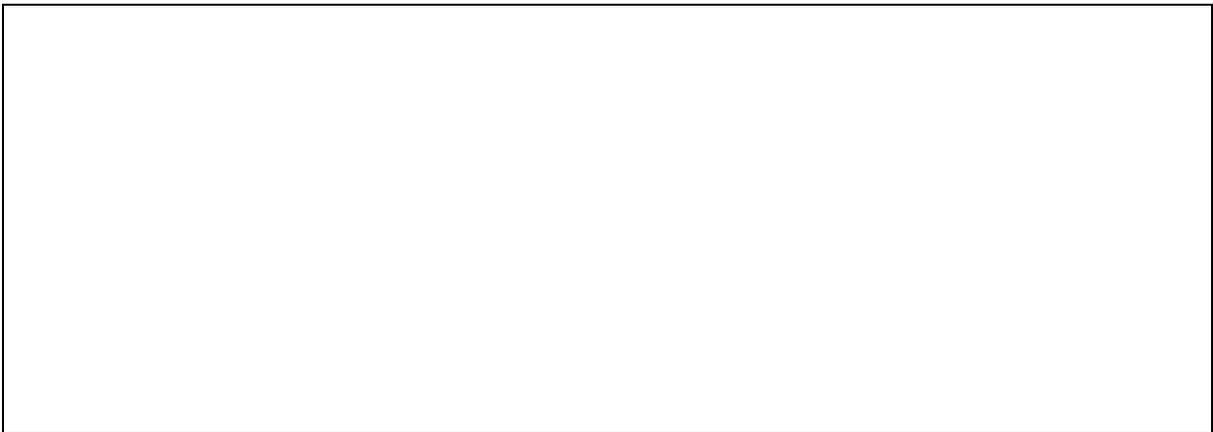
2. Should the above information focus on what is acceptable in terms of planning policy and decisions about planning applications, or should it include practical guidance about repairs and alterations to the historic environment as well?

3. Should it provide links to other organisations' websites to obtain further information? This includes East Suffolk Council department websites such as Building Control.

4. Should the SPD include historical contextual information or should this be left out?



5. Do you find the use of illustrations helpful in understanding planning and the historic environment?



6. Which of the below sections would most benefit from illustrations?



7. Please let us know if you have any other comments.

Title

First Name

Surname

Organisation

Job title /
position within
this organisation

Address

Postcode

Email Address

Add my details to
the Local Plan
Mailing List

Please send your completed form to planningpolicy@eastsoffolk.gov.uk or East Suffolk Council, Planning Policy and Delivery Team, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ.

Use of information

The information you have supplied is being collected in accordance with the Town and County Planning (Local Planning) (England) Regulations (2012), and will be used to inform the preparation of the East Suffolk Historic Environment Supplementary Planning Document.

By responding to this consultation you are accepting that your name and response will be available for public inspection and published online in accordance with the Act stated above. However, personal/email addresses and telephone numbers will not be published or shared with third parties. Your personal information will be retained for a period of five years to enable preparation of the Supplementary Planning Document.

Data will be processed and held securely and in accordance with the Data Protection Act 2018 and General Data Protection Regulation (and any updates).

Further information about data protection and your rights can be found in the Planning Policy and Delivery Privacy Notice on the East Suffolk Website www.eastsuffolk.gov.uk/yourcouncil/access-to-information/general-data-protection-regulation-and-data-protection-act/gdpr-privacy-notice/