

HOW TO: Understand Planning Permissions and Listed Building Consent

London Historic Buildings Trust

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Historic England



About LHBT

- Charity, founded 30 years ago
- Only London-wide building preservation trust
- Saving At-risk Heritage: *'sustainable projects, innovative social solutions and cultural benefits'*
- How we work:
 1. Delivering Projects
 2. Peer to Peer support
 3. High Street Heritage Action Zone su
 4. Training
 5. Consultancy



What requires Planning Permission?

- Why is pp needed?
- Alterations
- Extensions
- New Buildings
- Change of Use between Use Classes
- Is it in a Conservation Area?

What requires Listed Building Consent?

- Why is LBC needed?
- Any alteration, internally or externally, that affects the special architectural or historic character or appearance of the building
- Curtilage buildings or structures
- Ecclesiastical Exemption
- Archaeology

The Process

Planning Permission

- Initial scheme for pre-application.
Fees?
- Feedback/Refine scheme
- Make application.
- Serving notices
- Fees
- Decision
- Conditions
- CIL or Section 106

Listed Building Consents

- Initial scheme. Talk to HE?
- Feedback and refine scheme
- Make application
(N.B. Grade of Listing
- Decision
- Conditions

Getting Professional Advice

- Conservation Architects
- Building Surveyors
 - Check for accreditation and experience of working with Listed / Historic Buildings
- Valuation Advice
- Legal Advice

Pre-application Advice

- Seek from the Local Planning Authority
- Planning, Conservation, Highways

Design and Access Statements

- Describe the proposals and how they have evolved during the design process
- Existing and proposed drawings
- Statement of Community Involvement
- Compliance with relevant policy, e.g. Local Plan
 - Land use and regeneration
 - Heritage
 - Accessibility
 - Travel Plan, including traffic, parking, deliveries
 - Sustainability

Heritage Statements

- Describe the Heritage 'Asset'
- Define Heritage Significance
- Describe proposals
- Identify heritage benefits and any heritage harm
- Archaeology?
- Impact on neighbouring heritage assets?
- Identify public benefits derived from the proposals
- Describe deliverability e.g. Phasing

Significance of a Heritage Asset

- HISTORIC ENGLAND'S *CONSERVATION PRINCIPLES*
 - evidential
 - historic
 - aesthetic
 - communal
- NATIONAL PLANNING POLICY FRAMEWORK ANNEX 2
 - archaeological
 - architectural
 - artistic
 - historic

Non-Heritage Planning Issues

- Local Plan policies
 - land use
 - residential amenity
 - traffic, transport, parking, public transport
 - accessibility
 - affordable housing
 - affordable work-space
 - sustainability, whole-life carbon

Top Tips

- Clarity of vision
- Talk to your neighbours
- Community involvement
- Local councillors
- Local amenity societies

Links and Resources

- *Conservation Principles*, Historic England, <https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>
- *Heritage Protection Guide*, Historic England, <https://historicengland.org.uk/advice/hpg/>
- 'Conserving and enhancing the historic environment', National Planning Policy Framework, <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment>
- 'Annex 2 (Glossary)', National Planning Policy Framework, <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>