

# Heritage - Statement of Significance

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Job Number: 3M-424

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## 1 Introduction

- 1.1 This Statement of Significance (SoS) has been prepared by Three Magnets Planning on behalf of the applicant, Mr & Mrs Gay, who are seeking full planning permission for a change of Use from a C3 Residential Dwelling to a C4 small house of multiple occupancy (HMO) for up to six people at 7 Bellevue Cottages, Clifton, Bristol, BS8 4TG.
- 1.2 This statement should be read in conjunction with the other documents submitted with this application. It sets out the policy and guidance context, the heritage assets near the proposed site, describes the proposed development and analysis of the impact of the proposal on the significance.

### ***Policy & Guidance***

- 1.3 Planning for the historic environment is a key part of the National Planning Policy Framework (NPPF) (2024). When a proposal affects a heritage asset, the NPPF (2024) states the following at Paragraph 207:
- 1.4 *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*
- 1.5 Regarding local policy, Development Management and Site Allocations Policy DM31 states that "Development that has an impact upon a heritage asset will be expected to conserve and, where appropriate, enhance the asset or its setting". It goes on to state *"Development proposals that would affect heritage assets will be expected to demonstrate, by a thorough understanding of the significance of the asset, how any change proposed would conserve and, where appropriate, enhance that significance"*.
- 1.6 Historic England have produced a series of Good Practice Advice (GPAs) documents and Historic England Advice Notes (HEANs). The GPAs address plan-making and decision-taking, whilst HEANs cover various planning topics in more detail.

### ***Existing Heritage Assets***

- 1.7 There is one heritage assets that is considered relevant to the development site.
- Clifton Conservation Area.

### ***Details of the proposal***

- 1.8 The proposal involves the change of use from an existing residential dwelling (C4) to a small HMO (C4). The external alterations and small extension to the rear have already been permitted (24/02085/F), so this application has not impact on the appearance of the buildings and consequently any heritage asset.

### ***Analysis of the impact of the proposal on the significance***

- 1.9 The proposal is for a change of use only. so makes no external changes. It is therefore considered that the proposed development causes no adverse impact upon any element which contributes to the special architectural or historical interest of the identified asset.
- 1.10 It is concluded that the proposed development will not have a detrimental impact on the surrounding area, or indeed the heritage asset identified. The proposal accords with relevant guidance and policy at both National and Local Level and as such it is considered that the proposal is acceptable in heritage terms.