



Historic England

# Energy Efficiency and Traditional Homes

Historic England Advice Note 14





# Summary

This advice note considers energy efficiency improvements to those traditional homes which are described as heritage assets within the planning system. It outlines a ‘whole building’ approach that can help in meeting the combined objectives of increasing energy efficiency and sustaining significance in heritage assets, while avoiding unintended consequences. This supports Government guidance that underlines the usefulness of coordinating energy improvements with design and heritage matters. Although this note focusses on homes of traditional construction which are heritage assets, the ‘whole building’ approach is equally applicable to other buildings of traditional construction, whether homes or not and whether heritage assets or not, though for more complex buildings more detailed analysis will be needed. Detailed Historic England technical advice on this subject is available in *Energy Efficiency and Historic Buildings: How to improve energy efficiency*.

This document has been prepared by Dr Richard Morrice and Iain McCaig with the assistance of the Centre for Sustainable Energy, Bristol. It is one of a series of documents on Energy Efficiency. This edition published by Historic England July 2020. All images © Historic England unless otherwise stated.

Please refer to this document as:

Historic England 2020 *Energy Efficiency and Traditional Homes*. Historic England Advice Note 14. Swindon. Historic England.

[HistoricEngland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/](https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/)



# Contents

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
<b>2</b>	<b>Policy and regulatory context.....</b>	<b>3</b>
<b>3</b>	<b>Significance in designated and non-designated heritage assets .....</b>	<b>4</b>
	Assessing harm to heritage significance in designated heritage assets .....	6
	Assessing harm in non-designated heritage assets .....	6
<b>4</b>	<b>Energy efficient improvements to heritage assets – the ‘whole building approach’ .....</b>	<b>7</b>
	Traditional homes perform differently from modern homes .....	7
	Planning for energy efficiency improvements .....	7
	What are the overall objectives?.....	8
	Adopting a ‘whole building approach’ .....	8
	Comprehensive home energy assessments.....	8
	Prioritising maintenance.....	9
	Weighing risks against benefits .....	9
<b>5</b>	<b>Options for energy efficiency improvement .....</b>	<b>11</b>
<b>6</b>	<b>Standards for energy efficiency improvements.....</b>	<b>12</b>
	Building Regulations .....	12
	Energy efficiency requirements for private landlords .....	13
	Standards for energy efficiency improvements .....	13
<b>7</b>	<b>Further reading .....</b>	<b>14</b>
	Carbon in the Historic Environment.....	14
	Technical advice and guidance.....	14
	Planning, policy and consents.....	16
	Examples of local guidance .....	17
	Contact Historic England .....	18

# 1

# Introduction

1 This Historic England Advice Note is intended to assist owners and applicants, as well as local authorities, planning and other consultants and other interested parties in making decisions about energy improvements. It therefore helps to implement historic environment legislation, policy in the National Planning Policy Framework (NPPF) and related guidance in the Planning Practice Guidance (PPG). This note should be read in conjunction with the relevant Good Practice Advice and Historic England Advice Notes. It complements Historic England’s technical advice note *Energy Efficiency and Historic Buildings: How to improve energy efficiency* which gives detailed advice for anyone wishing to improve energy efficiency in historic buildings (whether heritage assets or not) and British Standards Institution **PAS 2035: 2019 Retrofitting dwellings for improved energy efficiency: Specification and guidance**. Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives.

in accordance with the NPPF definition, ‘heritage assets’ is used in this Historic England Advice Note to refer to both designated heritage assets and non-designated heritage assets. See **Significance** for definitions of the two distinct categories.

2 The UK has declared a climate emergency which demands a new approach to managing change to the built environment. Taking a whole life approach to buildings means prioritising our existing buildings by making refurbishment and reuse worthwhile. Such a fully sustainable approach to a low carbon future will see both the retention of most of England’s older housing stock and the improvement of its energy and carbon performance. This will help it to remain useful and viable, now and in the future, by reducing building obsolescence and increasing the life spans of buildings. Energy efficiency improvements, supported by regular maintenance and repair, can make traditional homes more comfortable and compatible with modern lifestyles as well as cheaper to run. When carried out as part of a large-scale programme, the combination of energy efficiency improvements

and maintenance can also reduce demand on the national energy supply system, thus improving fuel security, as well as the wider benefits of reduced carbon on climate change.

3 Because of the variability in traditional designs and construction methods, there are few 'one size fits all' energy improvement solutions appropriate for traditional homes. Such improvements require an approach that uses an understanding of a building in its context to find a balanced solution that saves energy, sustains heritage significance and maintains a comfortable, healthy indoor environment – the 'whole building approach'.

4 The information provided in this note applies to older houses - i.e. largely built before 1919. These houses were generally constructed with solid walls and no integral moisture barriers such as cavity walls or a damp-proof course, and were originally heated with solid fuel. To realise the benefits energy efficiency improvements can bring they should be properly planned. The 'whole building approach' ensures that improvements do not waste owners' funds on ineffective or harmful works that may have unintended consequences on top of impacting badly on the heritage significance of individual buildings and on the historic environment in general.

5 This advice note therefore sets out the advantages for traditional homes of the 'whole building approach', against the background of the policy and regulatory context for heritage assets.

# 2

## Policy and regulatory context

6 Tackling climate change, using energy sustainably, alleviating fuel poverty, ensuring safe minimum standards for housing and conserving the historic environment are all imperatives for energy improvements in traditional homes. The legislative and policy drivers that affect energy use in traditional homes are numerous and they cut across many policy areas within Government. There are consequently many and sometimes varying policies and mechanisms employed to encourage thermal upgrading (see [The Sustainable Use of Energy in Traditional Dwellings: Using legislation and policy to guide decision-making](#)).

7 These responsibilities originate in different central government departments and pass to different local authority departments for implementation. Sometimes the goals of one local authority department may vary with the goals of another, as is the case when measures to improve housing conditions or energy efficiency vary with the need to conserve heritage assets. Better understanding and working between departments enables a more responsive and adaptable approach and improved overall outcomes. For instance, a narrow view of a listed building consent application for what are deemed inappropriate energy efficiency improvements might result in the application being refused. This decision will satisfy conservation objectives but the opportunity to reduce carbon emissions, improve housing conditions, and make heating more affordable will have been missed. A more proactive, cross-sectoral approach will allow optimal solutions to be identified so that the various objectives might all be met to some degree, as suggested in the Planning Practice Guidance, Climate Change, paragraph 008 (reference ID: 6-008-20140306, revision date: 06 03 2014).

8 The NPPF encourages the re-use of existing resources, including the conversion of existing buildings, and supports renewable and low carbon energy and associated infrastructure (paragraph 148), though no policies are specified for individual domestic installations. The protection of the historic environment is detailed in section 16 of the NPPF. The Planning Practice Guidance which accompanies the NPPF specifically mentions the need for local planning authorities to ensure that any advice to developers on energy efficiency improvements requiring planning permission should be co-ordinated to ensure consistency between energy, design and heritage matters (see the Planning Practice Guidance section on Climate Change – [How can local planning authorities support energy efficiency improvements to existing buildings?](#)).

# 3

## Significance in designated and non-designated heritage assets

9 Energy efficiency improvements for traditional homes can impact upon their heritage significance in a variety of ways. The question of what is and what is not an acceptable change will depend on the measures proposed and their impact on a building's significance. Understanding the building and its construction history will help to ensure that suitable energy efficiency measures are selected. Where planning permission and/or listed building consent are required, both the nature and scope of proposed measures will be weighed against the risk of harming significance.

10 As mentioned above, the NPPF makes clear that both designated heritage assets and non-designated heritage assets have significance which merit consideration in planning decisions. In cases where the significance of traditional homes may be vulnerable to harmful change, it will be a matter for the householder, perhaps with the help of a consultant, to assess significance and any risks incurred by improvement measures.

### **Significance**

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF glossary).

11 However, the significance of heritage assets varies and the NPPF makes a distinction between designated heritage assets which are designated under various legislative and other regimes and for which law and policy provide specific systems for control, and non-designated heritage assets which merit consideration in planning decisions but which do not meet the criteria for designated heritage assets. As energy efficiency

improvements are equally valid whatever the significance of a heritage asset, this advice note gives advice for both designated and non-designated heritage assets.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF Glossary).

**Non-designated heritage assets** are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets. (PPG, paragraph 039, reference ID: 18a-039-20190723)

12 The main kinds of designated heritage assets which would be subject to energy efficiency improvements are designated by central government (listed buildings) and local government (conservation areas). Further information on significance and designated heritage assets is available in [Statements of Heritage Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12](#).

13 Non-designated heritage assets are identified by plan-making bodies, including through the local and neighbourhood plan-making processes. The PPG also notes that ‘local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications, for example, following archaeological investigations’ and it emphasises that all non-designated heritage assets should be clearly identified as such, perhaps in a local list. Further information on identifying non-designated heritage assets is available in the PPG, Historic Environment paragraph 040 (reference ID: 18a-040-20190723) and further information on local lists is available in [Local Heritage Listing: Historic England Advice Note 7](#).

14 Many local planning authorities publish detailed advice on planning issues related to energy efficiency improvements, and some have adopted Supplementary Planning Documents on such works. This advice should always be considered whenever energy efficiency improvements that might be subject to planning requirements are being considered. Historic England

also provides practical advice for private home-owners on maintaining, repairing and making changes to homes which are listed, in a conservation area, or simply an older building, on the [Your Home](#) pages of its website.

## Assessing harm to heritage significance in designated heritage assets

15 Listed building consent may be required for both internal and external works to listed buildings; buildings in conservation areas are subject to the need for planning permission for works which may be classed as development, usually works materially to alter the exterior of a building. However, though the consent requirements for listed buildings and conservation areas are different, both listed buildings and conservation areas are classed as designated heritage assets in the NPPF, which stipulates that great weight should be given to the asset's conservation. This weight should be proportionate; the more important the asset, the greater the weight should be, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Harm should be balanced against the public benefits that would arise from the proposed change and energy efficiency improvements would normally constitute public benefits. A greater degree of harm might be justified if there were a greater public benefit, although ways of mitigating that harm should always be sought. However, the public benefit would be less, or less easily balanced, if the improvement works themselves are harmful to significance either directly or by undermining the asset's capacity to function as a building.

16 A balanced approach is therefore desirable – what package of energy efficiency measures can maximise overall public benefit in a given building, while minimising harm? For instance, the use of micro-generation equipment will generally require planning permission and listed building consent, where a building is listed. Applications for listed building consent are more likely to be successful where harm to significance is either not present or minimal, as is the case where equipment is not visible, nor in a sensitive location, nor harms significance in other ways. Further information on significance and designated heritage assets is available in [Statements of Heritage Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12](#).

## Assessing harm in non-designated heritage assets

17 Non-designated heritage assets require a balanced judgment on works which would require planning permission, having regard to the scale of any harm or loss and the significance of the heritage asset. Non-designated heritage assets are generally subject to the need to receive planning permission for works which may be classed as development, again, like buildings in conservation areas, usually works materially to alter the exterior of a building.

# 4

## Energy efficient improvements to heritage assets – the ‘whole building approach’

### Traditional homes perform differently from modern homes

18 Houses of traditional construction do not perform in the same way as their modern counterparts. Most modern buildings depend on impermeable barriers to control the movement of moisture and air through the building fabric. In contrast, traditional forms of building construction take up moisture from their surroundings and release it according to ambient conditions. They also tend to heat up and cool down more slowly. This ability to ‘buffer’ moisture and heat can help to even out fluctuations in humidity and temperature. In a well-maintained house which is adequately heated and ventilated, the daily and seasonal cycles of wetting and drying, heating and cooling, balance out. However, the equilibrium may be adversely affected when changes are made to building fabric, heating or ventilation to increase energy efficiency. This can lead to unintended consequences, including moisture accumulation, overheating, fabric damage, and ill health of householders due to poor indoor air quality. Therefore, when planning energy efficiency improvements, it is important to understand the way the house performs as an integrated environmental system.

### Planning for energy efficiency improvements

19 The first step in improving energy efficiency is to draw up a plan that considers both the short and long term objectives for the property and how these may be achieved. It should also take account of the impact of proposed work on the building, and any interactions that could occur between the measures about to be installed and measures that might be installed in the future. The plan should be based on an all-encompassing

and integrated ‘whole building approach’ that considers the house and occupants in context. Planning ahead in this way can minimise risks, facilitate any consenting processes, and help ensure that design, installation and ‘in-use’ phases turn out as hoped. The key considerations in drawing up such a plan are set out below:

## What are the overall objectives?

20 For householders, the key reasons for improving the energy efficiency of a traditional home include: making it more comfortable; reducing fuel bills and carbon emissions; complying with regulations; and improving a home to increase its resale value. Tackling climate change by reducing carbon emissions provides a public benefit at both local and national levels, with a wide range of energy efficiency measures on offer and a correspondingly extensive range of cost-benefit. Their effectiveness will need to be carefully considered, and where possible, quantified, before weighing them up against any corresponding risks and harm. More detailed advice on the risks and benefits of specific measures and their interactions can be found in the Historic England advice on energy efficiency, [Energy Efficiency and Historic Buildings: How to improve energy efficiency](#), and from tools such as the [Sustainable Traditional Buildings Alliance’s Responsible Retrofit Guidance Wheel](#).

## Adopting a ‘whole building approach’

21 A ‘whole building approach’ seeks the best balance between saving energy, maintaining a healthy indoor environment and sustaining heritage significance, all by understanding the building in its context. Because opportunities and constraints vary widely depending on context, the optimum solution in one case might be quite different in another, even though the buildings appear very similar. Therefore, the ‘whole building approach’ is site-specific and takes into account all the factors affecting energy use. It ensures improvements are suitable, proportionate, timely, well-integrated, properly coordinated, effective and sustainable. It also helps to highlight and resolve uncertainties, reconcile conflicting aims, and manage the risks of unintended consequences.

## Comprehensive home energy assessments

22 Accurate and instructive information on energy efficiency improvements may be obtained from a comprehensive home energy assessment carried out by a suitably qualified independent specialist assessor experienced with traditional buildings. Typically, this would consider a range of issues including:

- Heritage significance
- Local climate, orientation and exposure
- The current energy performance of the building
- The condition of the building
- How well services perform
- Levels of energy use related to how the building is used and occupied

23 The financial benefits in obtaining a comprehensive professional assessment include avoiding costly but ineffective energy efficiency measures that might also harm the building and the health of its occupants. Examples of this approach are described in [Reducing energy use In traditional dwellings: Analysis of four solid wall houses in Reading](#).

### Prioritising maintenance

24 The role of maintenance in ensuring a comfortable, energy efficient household is often underestimated. Making sure a home is well maintained and in good repair is an essential first step in the ‘whole house’ approach, and should be completed prior to (or in conjunction with) energy efficiency measures such as solid wall insulation. The correct functioning of elements such as windows, doors, curtains and blinds, along with heating controls and ventilation fans, all contribute to the ability of a house to keep warm, dry and draught-free. Many damp problems caused by defects such as cracked render and mortar, blocked gutters, downpipes or vents can be reduced or avoided altogether through periodic checks and basic low-cost remedial measures. Furthermore, if these are neglected, the performance of additional energy efficiency improving measures may be compromised.

### Weighing risks against benefits

25 Given the right approach, the twin objectives of improving energy performance and sustaining heritage significance are compatible and achievable. However, there may sometimes be a temptation to achieve one objective at the expense of the other. Householders might aim to increase comfort and reduce energy bills and carbon emissions while ignoring the possible harmful impacts on the physical structure of the building itself and its heritage significance. Yet compromise is possible. The first step is to understand the risks and then see how they can be minimised or even eliminated. For example, an energy efficiency measure can be modified to reduce its impact on a particular aspect of heritage significance. Or a combination of measures might provide the same overall benefit while

minimising harm. Indeed, energy performance improvements may present an opportunity to enhance a building's heritage significance through associated restoration works, which otherwise might not have happened.

26 A widely accepted design approach for sustainable buildings uses an 'energy hierarchy' to encourage best overall use of resources. It is often referred to as 'mean-lean-green'. The first step in this approach is to reduce energy demand ('mean'). Then measures are taken that ensure energy is used efficiently ('lean'), and low or zero carbon sources of energy generation ('green') are employed whenever possible.

27 This energy hierarchy generally favours a 'fabric first' approach, which prioritises measures that reduce energy demand. However, while this is a good principle for new buildings, it is not always the case for older ones where other approaches might be more effective and beneficial in terms of energy and carbon savings. Where improvements to the fabric of the building are contemplated, it is important to consider the cost effectiveness of a particular measure. For example, topping up loft insulation is a low-cost intervention that can often exceed or be comparable in energy-saving terms to more costly measures such as window refurbishment or replacement. Traditional houses present a unique set of energy efficiency challenges. Therefore, the energy hierarchy should not be applied in isolation. Instead, it should be regarded as an integral element of the 'whole building approach'.

# 5

## Options for energy efficiency improvement

28 There are many measures that can be applied to traditional houses to improve energy performance while protecting their heritage significance. Each will have risks and benefits that need to be weighed-up and balanced before deciding on the most appropriate selection. A particular challenge when providing in-depth advice relates to the wide range of types, constructions and heritage significance of England's traditional homes. Every historic building is individual, so it is not possible to provide definitive statements about the impact of each possible measure, although increasingly detailed resources have recently been developed, such as those listed in [Further reading](#).

29 The detailed Historic England technical advice note [Energy Efficiency and Historic Buildings: How to improve energy efficiency](#) contains tables which aim to bring together a broad range of common efficiency measures to improve energy performance in traditional homes. The measures are categorised according to parts of the house (walls, roofs, windows, etc) or by a particular service or system (heat generation, heat distribution, electricity generation, user controls, etc). Also, the key risks and energy saving potential of each measure are summarised. This information is not exhaustive, and should be used in conjunction with more detailed advice (see [Further reading](#)). Where risks to heritage significance remain unclear, the local authority conservation officer or a specialist historic building adviser should be consulted.

# 6

## Standards for energy efficiency improvements

30 The degree of regulatory oversight on energy efficiency improvements depends on whether a building is classed as a designated heritage asset or as a non-designated heritage asset (considered above) and if the proposed works have to comply with the Building Regulations.

### Building Regulations

31 Although there is no general requirement for existing buildings to be upgraded to meet the requirements of the Building Regulations, certain changes can trigger the need to comply. Approved Document Part L1B gives practical guidance on meeting requirements for the conservation of fuel and power in existing dwellings. Approval is needed where substantial alterations to thermal elements or controlled fittings or services are to be made, or extensions or changes of use are proposed.

32 However, listed buildings and buildings in conservation areas are exempted, at least in part, from the need to comply with energy efficiency requirements where compliance would unacceptably alter their character or appearance. In addition, 'special considerations' apply to buildings that are of architectural or historic interest and which are referred to as a material consideration in a local authorities' local plan (eg as locally listed), and to such buildings in national parks, areas of outstanding natural beauty, registered historic parks and gardens, registered historic battlefields, the curtilages of scheduled monuments or world heritage sites (see paragraphs 3.8-9 of the [Building Regulations 2010, Approved Document L1B, Conservation of Fuel and Power in Existing Dwellings](#)). Special considerations also apply to buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture.

33 Historic England has published detailed advice on the Building Regulations Part L which the Approved Document states should be taken into account in determining appropriate energy performance standards for traditional homes – [Energy Efficiency and Historic Buildings: Application of Part L of the Building Regulations to Historic and Traditionally Constructed Buildings](#).

## Energy efficiency requirements for private landlords

34 Under [The Domestic Private Rented Property Minimum Standard Energy Efficiency \(Private Rented Property\) \(England and Wales\) Regulations 2015](#), from 1 April 2018, landlords of privately rented domestic property must ensure that their properties reach a minimum EPC rating of E before granting a new tenancy. These requirements will then apply to existing tenancies from 1 April 2020. But there are exclusions and exemptions to these requirements – for detailed information see the Government guidance on the link above and Historic England’s advice on [Energy Performance Regulations](#) .

## Standards for energy efficiency improvements

35 British Standards Institution [PAS 2035: 2019 Retrofitting dwellings for improved energy efficiency: Specification and guidance](#) is a key document in a new framework of standards for carrying out energy efficiency improvements. It promotes a whole house approach and sets standards for assessing dwellings, designing and specifying energy efficiency measures, and monitoring improvement projects. It also defines individual roles and responsibilities in energy efficiency and the required qualifications and skills.

36 PAS 2035 is an outcome of [Each Home Counts](#), an independent review of consumer advice, protection, standards, and enforcement for domestic energy efficiency and renewable energy measures. The review was commissioned by the government in response to concerns about inappropriate, poorly designed and badly executed energy efficiency measures. Its recommendations included establishing a quality mark ([‘TrustMark’](#)) for domestic energy efficiency improvements supported by an industry code of conduct, a consumer charter and a framework of technical standards. Compliance with PAS 2035 will be mandatory for energy efficiency improvement projects using [Energy Company Obligation \(ECO\)](#) funding following a transitional period.

# 7

## Further reading

37 A selection of themed publications and information sources is set out below. The list is not exhaustive but is intended to provide the reader with a starting point for further detailed research.

### Carbon in the Historic Environment

#### *There's no place like old homes: Re-use and Recycle to Reduce Carbon* –

Published by Heritage Counts, this 2019 report highlights the importance of our historic built environment and explains why it has a vital role to play in the journey towards a low carbon future.

### Technical advice and guidance

#### *Energy Efficiency and Historic Buildings: How to improve energy efficiency* –

Historic England. This publication gives detailed advice on a 'whole building approach' to planning and implementing energy efficiency improvements in historic buildings, based on evidence in research referenced in this advice note.

#### **Energy Efficiency and Historic Buildings** – Historic England

This series of detailed advice covers a range of energy efficiency topics including:

#### *Application of Part L of the Building Regulations to historic and traditionally constructed buildings* –

This provides technical advice to avoid conflicts between energy efficiency requirements in Part L of the Building Regulations and the conservation of historic and traditionally constructed buildings. It is supplemented by a series of notes that give advice on methods, materials and risks involved in upgrading the thermal performance of building elements:

#### *Insulating pitched roofs at ceiling level – cold roofs*

#### *Insulating flat roofs*

#### *Insulating thatched roofs*

#### *Open fires, chimneys and flues*

[\*Insulating solid walls\*](#)

[\*Insulating timber-framed walls\*](#)

[\*Insulating dormer windows\*](#)

[\*Early cavity walls\*](#)

[\*Draught-proofing windows and doors\*](#)

[\*Secondary glazing for windows\*](#)

[\*Insulation of suspended timber floors\*](#)

[\*Insulating solid ground floors\*](#)

[PAS 2035: 2019 Retrofitting dwellings for improved energy efficiency: specification and guidance](#) – British Standards Institution. See paragraphs 35-36 above.

[\*Reducing Energy Use in Traditional Dwellings: Analysis of Four Solid Wall Houses in Reading\*](#)

This research report describes an in-depth ‘whole house’ analysis of energy use and measures to increase energy efficiency carried out in four homes of traditional construction.

[Responsible Retrofit Guidance Wheel](#) – Sustainable Traditional Buildings Alliance. This interactive online tool helps users consider the benefits and risks of different combinations of energy efficiency measures in selected property types and contexts.

[\*Planning responsible retrofit of traditional buildings\*](#) – Sustainable Traditional Buildings Alliance. This document advocates a balanced approach to retrofitting historic buildings by improving energy efficiency while also conserving heritage significance.

[Building Design Guides](#) – National Trust. A collection of building project case studies illustrating clean energy schemes and lessons learned.

[IHBC Toolbox: Retrofitting of Traditional Buildings](#) – Institute of Historic Building Conservation. A guidance note that outlines a holistic approach to energy efficiency retrofit. It also provides commentary on PAS 2035 Retrofitting dwellings for improved energy efficiency and on competencies.

## Planning, policy and consents

[Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment](#) – English Heritage (2008). The primary aim of this publication is to support the quality of decision-making, with the ultimate objective of creating a management regime for all aspects of the historic environment that is clear and transparent in its purpose and sustainable in its application.

[Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2](#) – Historic England (2015). This Good Practice Advice note provides information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in assessing the significance of heritage assets, using appropriate expertise and other matters.

[Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12](#) – Historic England (2019). This Historic England Advice Note covers the NPPF requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions.

[The Sustainable Use of Energy in Traditional Dwellings: using legislation and policy to guide decision-making](#) – Historic England (2016). This technical advice note is aimed mainly at local authorities and will help decision-makers to understand the legislative and policy framework. It includes ways to address the sometimes unavoidable conflicts that arise from different legislation and planning objectives, along with ways to boost understanding across local authority departments and interested local stakeholders.

[Making Changes to Heritage Assets: Historic England Advice Note 2](#) – Historic England (2016). This advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent, as well as other non-planning heritage consents, including scheduled monument consent. It provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, based on the various types of heritage asset.

## Examples of local guidance

*Warmer Bath: A guide to improving the energy efficiency of traditional homes in the city of Bath* (2011). This publication provides householder-level guidance on the best ways to improve traditional dwellings without unduly harming their significance, along with a series of recommendations on how people local to Bath would like to see policy develop in the city.

*A Bristolian's guide to Solid Wall Insulation* (2015). This document aims to help homeowners make crucial assessments before commencing solid wall insulation. The information in this guide enables users to make the building more healthy and comfortable to live in, while giving advice on how to reduce the cost of heating while preserving heritage. It includes technical drawings of details that people can use as the basis of discussions with contractors.

## Contact Historic England

### East of England

Brooklands  
24 Brooklands Avenue  
Cambridge CB2 8BU  
Tel: 01223 582749  
Email: [eastofengland@HistoricEngland.org.uk](mailto:eastofengland@HistoricEngland.org.uk)

### Fort Cumberland

Fort Cumberland Road  
Eastney  
Portsmouth PO4 9LD  
Tel: 023 9285 6704  
Email: [fort.cumberland@HistoricEngland.org.uk](mailto:fort.cumberland@HistoricEngland.org.uk)

### London and South East

4th Floor  
Cannon Bridge House  
25 Dowgate Hill  
London EC4R 2YA  
Tel: 020 7973 3700  
Email: [londonseast@HistoricEngland.org.uk](mailto:londonseast@HistoricEngland.org.uk)

### Midlands

The Axis  
10 Holliday Street  
Birmingham B1 1TG  
Tel: 0121 625 6888  
Email: [midlands@HistoricEngland.org.uk](mailto:midlands@HistoricEngland.org.uk)

### North East and Yorkshire

Bessie Surtees House  
41-44 Sandhill  
Newcastle Upon Tyne NE1 3JF  
Tel: 0191 269 1255  
Email: [northeast@HistoricEngland.org.uk](mailto:northeast@HistoricEngland.org.uk)

37 Tanner Row  
York YO1 6WP  
Tel: 01904 601948  
Email: [yorkshire@HistoricEngland.org.uk](mailto:yorkshire@HistoricEngland.org.uk)

### North West

3rd Floor,  
Canada House  
3 Chepstow Street  
Manchester M1 5FW  
Tel: 0161 242 1416  
Email: [northwest@HistoricEngland.org.uk](mailto:northwest@HistoricEngland.org.uk)

### South West

29 Queen Square  
Bristol BS1 4ND  
Tel: 0117 975 1308  
Email: [southwest@HistoricEngland.org.uk](mailto:southwest@HistoricEngland.org.uk)

### Swindon

The Engine House  
Fire Fly Avenue  
Swindon SN2 2EH  
Tel: 01793 445050  
Email: [swindon@HistoricEngland.org.uk](mailto:swindon@HistoricEngland.org.uk)



# Historic England

We are the public body that helps people care for, enjoy and celebrate England's spectacular historic environment.

Please contact [guidance@HistoricEngland.org.uk](mailto:guidance@HistoricEngland.org.uk) with any questions about this document.

[HistoricEngland.org.uk](https://HistoricEngland.org.uk)

If you would like this document in a different format, please contact our customer services department on:

Tel: 0370 333 0607

Email: [customers@HistoricEngland.org.uk](mailto:customers@HistoricEngland.org.uk)

All information and weblinks accurate at the time of publication.  
Please consider the environment before printing this document