

PLANNING DATABASE SEARCH TERMS

TYPE OF HERITAGE ASSETS INVOLVED

Listed building
Registered Park or Garden
Grade I
Grade II*
Grade II
Registered Battlefield
Conservation Area
Scheduled Monument
Nationally important archaeological site (non-scheduled)
Locally listed heritage asset
Non-designated heritage asset
World Heritage Site
Protected Wreck Site

TYPE OF CONSENT

Planning permission
Development consent
Conservation area consent
Listed building consent
Scheduled monument consent

DESCRIPTION OF ASSET

Field monument
Ruins
House
Public building
Infrastructure
Archaeological site
Monument
Place of worship
Shop

DESCRIPTION OF WORKS

Demolition
No demolition
Extension
Alteration
Replacement or renewal
Restoration
Repair
New building
Earthworks

Windows
Thatch
Solar panels

SUSTAINABLE DEVELOPMENT AND THE HISTORIC ENVIRONMENT

Historic environment and sustainable development
Seeking positive improvements
Presumption in favour of sustainable development
Sustaining significance
Enhancing significance
Wider benefits of heritage conservation
New development making a positive contribution to local character
Viable use consistent with conservation
Taking account of the s16 or s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Taking account of s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Policy Statements [Development Consent only]

SIGNIFICANCE

Sufficient information to assess impact on significance
Proportionality of assessment of significance
Assessing the contribution of setting to significance
Need for archaeological desk-based assessment
Need for archaeological field evaluation
Relevance of historic environment record data
Conservation area appraisal
Identification of building as positive contributor to a conservation area
Extent or nature of setting
Use of Conservation Principles heritage values
Need for expert assessment of significance
Ignoring deliberate neglect or damage
Heritage asset of demonstrable equivalent significance to a scheduled monument
Interests or values that constitute heritage significance
Outstanding universal value as part of heritage significance

IMPACT

Appropriate enhancement
Necessary appropriate expertise in assessment of heritage assets
Avoiding or minimising conflict with conservation
Weight to be given to asset's conservation
Need for clear and convincing justification for harm or loss
Substantial harm or loss should be exceptional
Substantial harm or loss should be wholly exceptional
Substantial harm through physical impact
Less than substantial harm through physical impact
Substantial harm through development affecting the setting

Less than substantial harm through development affecting the setting
Loss of a whole building is substantial harm to a conservation area
Loss of a whole building is less than substantial harm to a conservation area
Substantial public benefits that outweigh substantial harm
Heritage asset prevents all reasonable uses of the site
No viable use can be found for the asset in the medium term
Requirement of marketing to show no viable use can be found for the asset in the medium term
Demonstration that public or charitable funding of conservation not possible
Harm or loss outweighed by bringing site back into use
Securing optimum viable use as a public benefit weighed against harm
Weight of impact on non-designated heritage asset
Meaning of public benefits
Optimum viable use

Ensuring new development will proceed after loss has occurred
Enabling development
Assessing the conservation deficit

DESIGN

Design responding to local character
Design responding to local history
Design using local materials
Design integrating with historic environment
Compatibility of highly sustainable design with historic environment

RECORDING

Ability to record not a factor in deciding whether to permit loss or harm
Timing of obligation to record
Nature of obligation to publish findings from recording
Meaning of advancing understanding from recording
Proportionality of recording obligation
Use of conditions or s106 agreement to secure recording
Recording of buildings
Recording of archaeology

AVOIDING CONFLICTS

Avoiding conflict between heritage conservation and other sustainability objectives
Necessity of harm to deliver public benefits

CONFLICTS

Economic benefits weighed against heritage conservation
Wind energy weighed against heritage conservation
Climate change mitigation weighed against heritage conservation
Energy production weighed against heritage conservation

Natural environment conservation weighed against heritage conservation
Waste recycling weighed against heritage conservation
Housing weighed against heritage conservation
Retail or leisure use weighed against heritage conservation
Rural economy weighed against heritage conservation
Office use weighed against heritage conservation
Transport infrastructure weighed against heritage conservation
Utilities infrastructure weighed against heritage conservation
Communications infrastructure weighed against heritage conservation
Education weighed against heritage conservation
Health weighed against heritage conservation
Tall buildings weighed against heritage conservation
Mineral production weighed against heritage conservation
Outstanding design weighed against heritage conservation

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