

Statement of Heritage Significance

Statements of Heritage Significance are required for applications for Planning Permission, Listed Building Consent and Advertisement Consent affecting heritage assets.

This template can be used to assess the significance of your site and/or building. Not all sections will be relevant. Where they are, they should be completed to a level of detail appropriate to the importance of the heritage asset and enough to demonstrate the potential impact of the proposal on its significance.

Please note, this template should be the starting point for the assessment of significance, and should be accompanied by additional reports, studies, historic information, photographs and any other information where relevant.

For minor proposals, the information can be as little as a short paragraph and can be included instead as part of a Design and Access Statement, although we recommend you follow the sequence of questions below.

Larger proposals affecting more significant heritage assets, such as a housing development affecting a conservation area, alterations to a Grade I or II* listed building or development affecting a scheduled ancient monument or historic park, more research and detailed explanation will be required.

Applications will not be validated where the extent of the impact of the proposal on the significance of any heritage assets affected cannot be adequately understood from the application and supporting documents.

Contact details

Agent or applicant name

Mr Jonathan Ling-Cottey (Agent)

Company name (if applicable)

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Telephone number

01803 851010

Date

27.05.25

Site details

Site name

High Seas

Address of site (including postcode)

North View Road, Brixham. TQ5 9TT

Grid Reference

292756 - 56252

1. Pre Application Advice

Have you sought pre-application advice?

yes

If yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Please refer to the Design & Access Statement included in the submission.

Have you sought pre-application heritage advice from Historic England?

no

If yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

2. Schedule of Works

Please state the type of proposal e.g., extension to a listed building, internal alterations:

Extension to an existing dwelling.

Please list all works proposed:

Please refer to the detailed Design & Access Statement including the Statement of Historic Significance.

3. What heritage asset(s), including their setting, are potentially affected by the proposals?
i.e. on the site, adjacent or nearby. (Please tick the relevant boxes below)

Scheduled Monument (SM)	
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Listed Building (LB)	
Conservation Area (CA)	yes
Registered Park and Garden (RPG)	
Other Non-Designated Heritage Asset (including below ground archaeology)	

4. What is known about the affected heritage asset(s)?

4 (a). What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes:

Historic Environment Record (HER)	
Map regression (historic maps)	
Local Planning Authority sources	yes
Historic England sources	
Museum or Library (please provide details)	
Torbay Heritage Strategy (please state if any objectives are applicable)	
Other (please state)	

(Please add any research material as an appendix to this report)

Please refer to the detailed Design & Access Statement including the Statement of Historic Significance.

4 (b). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g., how the site/building was originally laid out, how it has evolved, phases of construction and/or change.

Please also provide information on past impacts – e.g., modern extension, drainage, former footings, recent landscaping. Please add any research material as an appendix to this report.

Extension to a single dwelling as approved in 2013. Application reference - P/2013/1348/PA

5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) and their setting (including below ground archaeology) identified in Section 3. **The listed building description is an aid to identity only and is not a description of significance.**

No affect

6. How will the proposals impact on the significance of the heritage asset(s) and their setting?

Please discuss what impact the proposals have on the heritage asset(s) e.g., loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

No affect

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location, the removal, retention, repair/refurbishment, reinstatement of fabric/features.

8. If necessary, provide a clear justification for the works, especially if these would harm the asset or its setting, so that any harm can be weighed against public benefits. Identify the public benefits and set out whether they outweigh the harm/loss of significance.

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9. Summary and conclusion

9 (a). Summary of the magnitude of impacts on the overall significance and resulting level of harm draft idea

Asset Name (e.g name of listed building, Conservation Area)	Overall significance of asset (low, medium or high)	Overall impact of proposal	Harm/Enhancement
Brixham Town CA	high	low	enhancement

9 (b). Conclusion

The proposed extension to High Seas will provide a refreshed home which will not only meet the needs of the Applicants as its primary objective, but enhance the harbour scene and add further to the quality of the area.

The new proposals have been designed to address and meet the planning policies and national guidance as set out in the BPNP Town Design Statement, Torbay Local Plan 2012 – 2030 and National Planning Policy Framework (NPPF 2024).

Glossary of Terms

Heritage Asset

A building, statues, monuments, site, place, area, or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets as well as non-designated assets identified by the local planning authority during the process of decision-making or through the plan-making process.

Designated Heritage Asset

- Listed Building - <https://historicengland.org.uk/listing/the-list/>
- Registered Park and Garden - <https://historicengland.org.uk/listing/the-list/>
- Scheduled Monument - <https://historicengland.org.uk/listing/the-list/>
- Conservation Area - <https://www.torbay.gov.uk/planning-and-building/caa/>

Non-Designated Heritage Assets

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

Unlisted buildings of merit which contribute to the character of conservation area are identified in the relevant conservation area appraisal. These are not designated heritage assets, but proposals affecting unlisted buildings in conservation areas are assessed in term of their impact on the designated heritage asset (the conservation area).

Setting

The setting is the surroundings in which a heritage asset is experienced or is visible from. Its extent is not fixed and may change as the asset and its surroundings evolve and does not relate to views only. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. For advice on whether setting is affected you should seek specialist advice or use our pre-application advice service.

Significance

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. For further advice see, Historic England's '[Historic Environment Good Practice Note 2: Managing Significance in Decision - Taking in the Historic Environment](#)'.

Public Benefit

Public benefits may follow from many developments and could be anything that delivers economic, social, or environmental objectives as described in the National Planning Policy Framework. Public benefits should be demonstrated from the proposed development.

They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; and
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Mitigation

Steps should be taken to avoid, minimise or mitigate any harm to the significance of the heritage asset(s) and should consider the following:

- Minimal intervention and reversible works: *Are all the works absolutely required for the proposed use or function? Can new work be designed so that it can easily be installed and removed at some later date without causing damage to significant building fabric or archaeological deposits?*
- Alternative methods of development: *examining whether other options exist to meet the applicant's objectives. Could a less sensitive part of the building be used to accommodate a proposed use or function? Could a new building or extension be re-positioned so it is less detrimental to the setting of an archaeological feature or historic building?*
- Sensitive design: *examples include the installation of new services in a discreet manner so as not to compromise the qualities of a room, or skilfully designing an extension that takes account of the physical massing and scale in both the old and new work.*
- Choice of materials: *the careful selection of construction materials for new and repair works can avoid both visual and longer-term structural harm to a building.*
- Recording: *a programme for investigation and recording of architectural or archaeological features that would be obscured, damage or destroyed.*

Sources of further Information or guidance

Further information or guidance on how to assess significance and potential impact of a proposal on that significance, including setting, can be found here:

- [Devon County Council Historic Environment Viewer](#)
- [Conservation Principles Policies and Guidance](#)
- [Historic England Advice Note 12 \(Statements of Heritage Significance\)](#)
- [Historic England Advice Note 16 \(Listed Building Consent\)](#)
- [Guide for Owners of Listed Buildings](#)
- [The Setting of Heritage Assets](#)
- [Torbay Heritage Strategy](#)
- [SPAB](#)
- [Georgian Group](#)
- [Victorian Society](#)
- [Twentieth Century Society](#)
- [Torbay Local Plan](#)
- [Torbay Neighbourhood Plans](#)