

Heritage Statement Template

This template has been prepared to guide applicants and their agents in preparing heritage statements or statements of heritage significance. As required by the NPPF, the detail of statements must be proportionate to the significance of the asset and enough to understand the potential impact of a proposal on the significance of a heritage asset. Therefore, in many cases the template will only serve as a framework and a more detailed assessment will be required; this may include professional building analysis and research or comprehensive reports on significance and impact. It is strongly suggested that for all proposals that a suitably qualified heritage professional be involved, please see the [IHBC \(external website\)](#) for further information. Please include relevant illustrations and photos to support your Heritage Statement.

1. Information sources checklist

Please confirm you have checked the following information, they may be useful in preparing your statement:

Historic England list of protected historic sites	☐
National Planning Policy Framework	☐
Planning Practice Guidance: conserving and enhancing the historic environment	☒
Relevant Local Plans	☒
Conservation Area Character Appraisal (if available)	☒
Historic England 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'	☐
Other (please state): Click or tap here to enter text.	☐

2. Site address

231 Philip Lane, London, N15 4HL, England

3. About your development

Does your development site include: (please tick all that apply)	Yes	No
A listed building ?	☐	☒
A scheduled ancient monument ?	☐	☒
A site of archaeological interest ?	☐	☒
Within a designated conservation area ?	☒	☐
A non-designated heritage asset (including locally listed buildings) ?	☐	☒
Within a registered historic park and garden ?	☐	☒
In the setting of / adjacent to one of the above?	☐	☒

4. The nature of the heritage asset(s)

What is the asset? (Is it a house / barn / statue?) What's the history behind it? (If known) Please refer to the **historic record number / reference** if known.

Please see our [further guidance](#) for help on finding the historic record number / reference.

The application property comprises a semi-detached residential dwelling constructed between 1900–1929, representing early 20th-century suburban residential development.

The building forms part of an established residential streetscape and reflects the historic pattern of housing growth in the area. The property has been in continuous residential use and contributes to the overall character of the neighbourhood.

5. The form and materials of the heritage asset(s)

What does the site look like? What material is it made of? How does it fit in to the surrounding buildings / area? Are there any other historical buildings nearby?

The property is of traditional construction, comprising:

Solid brick external walls, with some cavity wall elements

A pitched roof, incorporating insulation

Mostly double-glazed windows

A combination of suspended and solid floor construction

The building is typical of early 20th-century housing in London, forming part of a residential street characterised by properties of similar scale, proportion, and alignment.

The surrounding area exhibits a consistent urban grain, with residential buildings contributing to a coherent streetscape.

6. The significance of the asset(s)

What makes the historic asset special? (the age / the layout / appearance / interesting features / materials used?) Please consult the **historic record** if you are unsure.

The significance of the application property is primarily derived from its contribution to the wider residential character of the area.

This includes:

Its representation of early 20th-century residential development (1900–1929)

Its contribution to the established streetscape and urban grain

Its architectural form and construction typical of its period

Its relationship with adjoining properties, forming a coherent residential environment

The property does not derive significance from individual designation but from its contextual and townscape value.

7. The proposed works

What work are you planning to do to the building / surrounding area? (Include details on scale, height, construction, materials, landscaping, services).

For affected internal works to listed buildings this should also include details of historic fabric (materials) or architectural features. For archaeological sites, details of new foundations, ground disturbance or provision of services should be provided.

The proposal comprises the installation of a solar photovoltaic (PV) system on the rear roof slope of the property.

As confirmed within the submitted proposal :

8 × 455W photovoltaic panels

Total system size: approximately 3.64 kW

Estimated annual generation: approximately 2,814 kWh

Roof-mounted parallel to the existing roof pitch

The panels will be installed flush with the roof plane using a roof-parallel mounting system and arranged in a coordinated layout.

The proposal does not involve:

Alteration to the building's form, scale, or massing

Removal of significant historic fabric

Changes to the principal elevations

8. Relevant Planning History

Has there been any planning applications for the building / surrounding area before? Please include any application references where known.

There is no known relevant planning history associated with the property.

9. The Impact on the asset(s)

How will the proposed works affect the significance of the heritage asset? Consider not only physical impacts (e.g. loss or concealment of features) but also the impact on the assets' character and setting. How has the impact been minimised? What justification is there for the works?

The proposed PV installation has been carefully designed to integrate with the existing building while preserving the character and appearance of the Conservation Area.

The panels are located on the rear roof slope, where they are not visible from the public realm. As such, the proposal does not affect the principal elevation or the established streetscape.

The impact has been minimised through:

- Location on a non-prominent roof slope
- Flush installation aligned with the existing roof pitch
- A coordinated and orderly panel arrangement
- A fully reversible installation method

The proposal does not alter the architectural composition, proportions, or visual relationship of the building within the street.

Accordingly, the development results in a negligible impact on the character and appearance of the Conservation Area.

In heritage terms, this equates to less than substantial harm at the lowest end of the spectrum, in accordance with the National Planning Policy Framework (NPPF).

10. Preserving or enhancing the Heritage Asset

How will the proposed works better reveal or enhance the significance of the heritage asset? (e.g. make it look better? highlight characteristics previously hidden?) Will there be any public benefit as a result of the work?

The proposal forms part of a sustainable retrofit strategy aimed at improving the environmental performance of the building.

The installation of PV panels will:

- Generate renewable energy on-site
- Reduce reliance on grid electricity
- Lower operational carbon emissions
- Improve the long-term sustainability of the property

The submitted proposal estimates:

- Annual generation: ~2,814 kWh
- Carbon reduction: approximately 0.7 tonnes of CO₂ per year

The works are visually unobtrusive, reversible, and do not detract from the significance of the heritage asset.

The proposal therefore preserves the character and appearance of the Conservation Area while delivering clear environmental and public benefits.