



Lake District
National Park

Heritage assessment and information requirements

What are they and what do I need to submit?

This guidance relates to applications received on or after 1 January 2018

This guide covers the following:

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Heritage information Requirements: Quick Guide

If your application is for: householder applications outside of conservation areas, applications for non-mains drainage systems, lawful development certificate, prior notification of permitted development, tree works, or advertisements you do not need to provide heritage information

You **should** submit a **World Heritage Site Checklist** (Appendix 1) with all other planning applications.

You **must** submit a **Heritage, Design and Access Statement** (Appendix 2) for applications for planning permission, reserved matters or listed building consent for:

- defined major development
- one or more dwellings
- a building of 100 square metres or more
- works to a listed building
- development within the curtilage of a listed building
- development affecting a Scheduled Monument or Registered Historic Park or Garden of Special Historic Interest
- physical works within a Conservation Area
- development affecting unlisted buildings or structures identified as heritage assets in the Local Development Framework, by Neighbourhood Plans as locally important heritage assets, or by the Lake District Historic Environment Record.

You **must** submit a **Heritage Impact Assessment** (Appendix 3) for all applications for environmental impact assessment development and / or any application which we have screened at pre-application stage and have concluded that the development could significantly impact the significance of the attributes of Outstanding Universal Value of the Lake District World Heritage Site.

(The requirement to undertake a Heritage Impact Assessment is not measured on the scale of development but on its potential impact on the significance of heritage assets. Please contact us at pre-application stage for advice as to whether a Heritage Impact Assessment would be required for your development.)

In any case we may ask for further information to enable us to assess an application, including the requirements to carry out a Heritage Impact Assessment.

Heritage information: why do I need to consider this?

The National Planning Policy Framework (NPPF) sets out the Government's policies on different aspects of spatial planning in England, including the historic environment. It is one of the core planning principles that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations.

Paragraph 128 of the NPPF states that:

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.

We have provided guidance as to how to approach addressing heritage in Appendix Four.

What are Heritage Assets?

The NPPF defines a heritage asset as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage asset and assets identified by the local planning authority (including local listing).

Designated heritage assets:

- Listed buildings
- Scheduled Monuments
- Registered Parks and Gardens of special historic interest
- Conservation Areas
- World Heritage Sites

Non-designated heritage assets:

- Archaeological sites and historic buildings recorded in the Lake District Historic Environment Record;
- other historic assets identified in Neighbourhood Plans or through the planning process

As the Lake District National Park is a World Heritage Site it is a designated heritage asset. Details of the Outstanding Universal Value for the English Lake District World Heritage Site can be found at Appendix 5.

Heritage information requirements

We have three levels of heritage assessments.

If you do not provide heritage information when it is required your application is invalid. In any case we may ask for further information during the course of an application.

If your application is for: householder applications outside of conservation areas, applications for non-mains drainage systems, lawful development certificate, prior notification of permitted development, tree works, or advertisements you do not need to provide heritage information

World Heritage Site Checklist

In order to meet the requirements placed on applicants by NPPF paragraph 128, you **should** submit a World Heritage Site Checklist with all other planning applications.

Heritage, Design and Access statement

You **must** submit a Heritage, Design and Access Statement for applications for planning permission, reserved matters, or listed building consent for the following:

- major development as defined in the Development Management Procedure Order
 - The definition of major development:*
 - (a) the winning and working of minerals or the use of land for mineral-working deposits*
 - (b) waste development*
 - (c) 10 or more dwellings or a housing site of 0.5 hectares or more*
 - (d) a building or buildings where the floor space to be created by the development is 1,000 square metres or more*
 - (e) development carried out on a site having an area of 1 hectare or more*
- one or more dwellings
- a building of 100 square metres or more
- works to a listed building
- development within the curtilage of a listed building
- development affecting a Scheduled Ancient Monument or Registered Historic Park or Garden of Special Historic Interest
- physical works within a Conservation Area
- development affecting unlisted buildings or structures identified as heritage assets in the Local Development Framework or by Neighbourhood Plans as locally important heritage assets.

Heritage Impact Assessment

All applications for environmental impact assessment development or any application which we have screened at pre-application stage and have concluded that the development could significantly impact the significance of the attributes of Outstanding Universal Value of the Lake District World Heritage Site.

The requirement to undertake a Heritage Impact Assessment is not measured on the scale of development but on its potential impact on the significance of heritage assets. Please contact us at pre-application stage for advice as to whether a Heritage Impact Assessment would be required for your development.

Pre-application advice

If you require advice on which level of heritage assessment to complete please ask and we will provide a screening service to determine what level of heritage assessment is required for your application.

We have a duty planner available between 9.30am - 12.30pm (Monday to Friday) to talk to on 01539 724555 who will be able to provide advice as to which level of heritage assessment would be required for your proposed development.

You can find details here: <http://www.lakedistrict.gov.uk/planning/gettingplanningadvice>

Appendix One - World Heritage Site Checklist

Taking into account the following context identify the Attributes of the World Heritage Site that are affected by your proposal. You should use the checklist below to identify which Attribute(s), if any, are relevant to your proposal and how these impacts would affect the significance of the World Heritage Site.

About the World Heritage Site

The Lake District World Heritage Site Nomination documents provides a wealth of information on the Lake District, including details of the Attributes that make up the Outstanding Universal Value of the Lake District and chapters on the 13 valleys and information on their distinctive character and features.

You should use the Nomination documents to help you to complete the checklist.

<http://www.lakedistrict.gov.uk/caringfor/projects/whs/lake-district-nomination>

We have a duty planner available between 9.30am - 12.30pm (Monday to Friday) to talk to on 01539 724555 who will be able to help you in understanding the checklist and finding your way around the Nomination documents.

The Lake District demonstrates:

- Continuity of traditional agro-pastoralism and local industry in a spectacular mountain landscape
- Discovery and appreciation of a rich cultural landscape
- Development of a model for protecting cultural landscape
- Extraordinary beauty and harmony
- A physical natural landscape of mountains, lakes, valleys and woodland
- A physical cultural landscape
- The values, ideas and perceptions of harmonious beauty and other significance derived from the Picturesque and Romantic traditions
- The idea of the universal value of scenic and cultural landscape transcending traditional property rights
- The perception that the landscape is protected for its scenic and cultural value
- The international influence of the ideas about conservation which were inspired by the Lake District

Authenticity of the Lake District

As an evolving cultural landscape, the English Lake District conveys its Outstanding Universal Value not only through individual attributes but also in the pattern of their distribution amongst the 13 constituent valleys and their combination to produce an over-arching pattern and system of land use.

Integrity of the Lake District

The English Lake District World Heritage property is a single, discrete, mountainous area. All the radiating valleys of the Lake District are contained within it. Risks affecting the site include the impact of long-term climate change, economic pressures on the system of traditional agro-pastoral farming and development pressures from tourism.

These are the Attributes of Outstanding Universal Value of the English Lake District			
Which Attribute, or Attributes, are relevant to your proposal?		Yes	No
(e.g. if your proposal is to extend a 17 th century farmhouse, you would tick yes against this attribute).			
OUV Theme 1: Continuity of traditional agro-pastoralism and local industry in a spectacular mountain landscape	The extraordinary beauty and harmony of the physical natural and cultural landscape of mountains, lakes, valleys and woodland		
	The English Lake District's settlement pattern of individual farms, small hamlets, large villages and market towns, historically derived and functionally determined		
	Farming traditions of the English Lake District - techniques of landscape maintenance, stonewalling, hedging, coppicing, pollarding and the continuing vitality of the farming system		
	Customary tenure of farms - the physical character of the farming landscape as a result of this tradition of land tenure		
	Evidence of pre-medieval settlement and agriculture		
	Distinctive early field systems		
	Medieval buildings (e.g. churches, pele towers and early farmhouses)		
	16th/17th century farmhouses		
	Shepherds' meets/shows and traditional sports		
	Herdwick, Rough Fell, Swaledale flocks		
	Woodland industries - physical remains of past industries and surviving traditions of woodland management		
	Mining/Quarrying - physical remains of past and surviving local traditions		
	Water-powered industry		
Common land			

These are the Attributes of Outstanding Universal Value of the English Lake District			
Which Attribute, or Attributes, are relevant to your proposal?		Yes	No
(e.g. if your proposal is to extend a Villa, you would tick yes against this Attribute).			
OUV Theme 2: Discovery and appreciation of a rich cultural landscape	Viewing stations - their locations and structures and the values, aesthetic ideals and perceptions which led to their creation and enjoyment		
	Villas and designed landscapes - their locations and structures and the values, aesthetic ideals and perceptions which led to their creation and enjoyment		
	Early tourist infrastructure		
	Residences and burial places of significant writers and poets and the value and significance of ideas and writings		
	Key literary and artistic associations with landscape – landscape which inspired literature, the value and significance of the ideas linked to this and perception and enjoyment of both		
	Key associations with climbing and the outdoor movement - landscape which inspired early climbing, outdoors recreation and the early outdoor holiday movement and buildings linked to this. The Romantic emphasis on outdoor activity and experience – principally walking		
	Historic open access to the Lake District fells and lakes for recreation - the perception and enjoyment of a largely open landscape		
	Opportunities for quiet enjoyment and spiritual refreshment		
	The Romantic engagement with landscape <ul style="list-style-type: none"> • The recognition of harmonious landscape beauty; • The relationship between humans and landscape based on emotion; • The value of landscape for restoring the human spirit; • The intrinsic value of scenic and cultural landscape which transcends traditional notions of property. 		
The notion of sustainable land use rooted in the Romantic thinking of William Wordsworth and Coleridge and the later philosophy of John Ruskin			
OUV Theme 3: Development of a model for protecting cultural landscape	The impact of the early conservation movement		
	National Trust properties and covenanted land and the knowledge and perception that the creation of the National Trust was inspired by the Lake District landscape		
	Other protective trusts and properties including National Park Authority and conservation bodies		

Appendix Two - Heritage, Design and Access Statements

A Heritage, Design and Access Statement must detail the design principles and concepts that have been applied to the proposed development; discuss how issues relating to access have been dealt with by the proposal; and must outline the significance of a heritage asset and the likely impact of the proposed development upon the assets significance.

We will take a proportionate approach to what we expect depending on the scale and nature of the proposal and the heritage asset. For example, where a development is small and impacts are likely to be limited or where there would be no impact, a short heritage statement is likely to be adequate.

The statement should provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

It is a minimum legal requirement to provide a Design and Access Statement with certain types of application. This is set out in the Town and Country Planning (Development Management Procedure) Order 2015 and the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990.

What to include within a Heritage, Design and Access Statement

Your statement must address heritage, design and access.

1. Heritage

Your statement should:

- Describe the significance of the heritage asset(s), including any contribution made by their setting; and an assessment of the heritage assets.
- Make an assessment of heritage significance

An assessment of the significance of the heritage asset(s) which may be affected by the proposed development, including their setting. Significance is defined as 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. Further information can be found using the links within Appendix Six.

- Make an assessment of impact

An assessment of the likely impact of the proposed development on the heritage asset(s) and their setting.

- Mitigation strategy

A statement outlining a mitigation strategy to address any impacts of the proposed development on the significance of the historic asset(s), if required. This might include modification of methods, materials or design and/or archaeological or architectural investigation and recording.

Appendix Four provides additional guidance on addressing heritage impacts of development.

With regards to the impact of a development on the Lake District World Heritage Site, we would advise that you use the checklist in Appendix 1 as a tool to identify the relevant Attribute's of Outstanding Universal Value (see Appendix 5).

2. Design

You must explain the design principles and concepts that have been applied to the development.

In the design of the development you should take into account preserving the extraordinary beauty and harmony of the Lake District.

In addition an application for listed building consent must detail how the design principles and concepts and approach in terms of access take account of:

- a. the special architectural or historic importance of the building
- b. the particular physical features of the building that justify its designation as a listed building
- c. the building's setting

You must demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account

3. Access

You must explain the policy adopted as to access, including what alternative means of access have been considered, and how relevant policies have been taken into account

You must state what, if any, consultation has been undertaken on issues relating to access and what account has been taken of the outcome of any such consultation

You must explain how specific issues which might affect access to the development have been addressed and how issues relating to access to the building have been dealt with.

Tips for writing a Heritage, Design and Access Statement

- Write the statement for the application – do not copy it from somewhere else.
- Start the statement at the design concept stage and use it to influence the design and use statements as a discussion tool, and allow them to change if the scheme changes
- Use accurate and informative illustrations. Any maps, diagrams or artists' impressions should be based on the application drawings (See Appendix Six for useful sources of information).
- Talk to people who could help. Consulting architects, heritage specialists, access specialists, local groups, planners, building control and so on early on would help.

Appendix Three - Heritage Impact Assessments

A Heritage Impact Assessment is required for all applications for environmental impact assessment development or any application which we consider could significantly impact the significance of the attributes of Outstanding Universal Value.

The requirement to undertake a Heritage Impact Assessment is not measured on the scale of development but on its potential impact on the significance of heritage assets. Please contact us at pre-application stage for advice as to whether a Heritage Impact Assessment would be required for your development.

This assessment should be carried out in accordance with a brief and initial scoping report which should first be agreed with a Planner.

You must complete a Heritage Impact Assessment in accordance with the International Council on Monuments and Sites guidance ([ICOMOS guidance](#)).

Please note that the Heritage Impact Assessment is a separate assessment and document to an Environmental Impact Assessment.

A Heritage Impact Assessment would need to be compiled by a suitably qualified professional experienced in working with heritage assets.

Appendix Four - Guidance on addressing heritage impacts of development

Assessment of Heritage Significance

The *Assessment of Heritage Significance* should make an assessment of what the relevant heritage asset is, and explains why the heritage asset is important. For example it may talk about what gives a Conservation Area its character, discuss why a building has been listed, or describe the relevant attributes of OUV of the World Heritage Site.

It should include:

- A statement of significance which demonstrates an understanding of the historical, archaeological, architectural, artistic interest or cultural heritage of the site and its setting and in particular the significance of those parts affected by the proposed works;
- Supporting information as necessary, which may include:
 - A location plan of suitable scale showing the site, its size, extent and context;
 - All necessary large scale existing plans, elevations, site levels, sections, context drawings and perspectives of the heritage asset, its setting and wider context;
 - Photographs, dated, numbered and cross-referenced to a plan;
 - Any available information from the Lake District Historic Environment Record;
 - Information from early maps.

With regards to assessing the Heritage Significance of the English Lake District World Heritage Site, you may find the World Heritage Site Attributes of Outstanding Universal Value Checklist (Appendix One) helpful. Particular focus should be given to the character of the valley in which the development site is located and how the development site relates to, and impacts the Outstanding Universal Values of the English Lake District.

In addition, if your proposal affects a particular type of heritage asset, other information may also be required:

- For proposals affecting archaeological heritage assets, a full archaeological field evaluation carried out to a brief supplied by the LDNPA may be required.
- For schemes proposing major alterations or demolition of listed buildings and other historic buildings and structures a full analytical, architectural survey may be required.
- For proposals affecting conservation areas the following may be required:
 - Reference to the relevant conservation area appraisal and management plan where adopted;
 - An assessment of the contribution of the heritage asset or assets to the significance of the conservation area and its setting;
 - Where demolition or substantial alteration is proposed, a full analytical, architectural survey.

Assessment of Impact

The *Assessment of Impact* should consider what impacts the proposed development would have on the significance of the relevant heritage asset. For example this section may address how an extension to a property would impact upon a wider conservation area, how an alteration to a listed building would affect its character, or how a World Heritage attribute might be affected.

It should include:

- A schedule of proposed works to the heritage asset and /or its setting;
- All necessary large scale plans, elevations, sections, context drawings and perspectives which show the impact of the proposed works on the heritage asset, its setting and wider context;
- A statement of impact assessing:
 - the likely impact of the proposed works on the significance of the heritage asset and/or its setting;
 - An assessment of the scale and nature of any harm that would be caused to the significance of the heritage asset;
 - Details of any potential heritage benefits, including proposals which enhance or better reveal the significance.
- A statement of justification explaining why the works would be desirable or necessary, including any benefits which justify any resulting harm. In the case of substantial harm or loss of significance, the tests in the National Planning Policy Framework should be applied.
- If works would result in harm, justify harmful impacts in terms of the sustainable development objective of conserving significance and the need for change.

With regards to assessing the impact of the proposed development on the significance of the English Lake District World Heritage Site, again you should use the details within the World Heritage Site Checklist (Appendix One) to aid your assessment. You should refer to whether the development would affect the Outstanding Universal Values of the World Heritage Site and whether the development would have a positive or negative impact on these values.

In addition, if your proposal affects a particular type of heritage asset, other information may also be required:

- For works involving demolition, significant rebuilding or repair, a structural survey and method statement will be required. These should be prepared by a suitably qualified professional experienced in working with historic buildings (such as a structural engineer or Architect), and identify where appropriate:
 - the structural stability and condition of the asset, including any defects;
 - a schedule/method statement of proposed repairs;
 - a statement of how the stability of the structure and adjoining structures and their weather protection is to be safeguarded during the works;
 - details of how any internal or external decorative features, finishes or joinery will be protected during the works;
 - a statement identifying how the structure is to be safely demolished.
- Where proposals would include the demolition or significant alteration of historic buildings within a Conservation Area the following may be required:
 - Details of the principles and justification for the proposed works;
 - Details of the impact of the proposal on the significance of the Conservation Area and its setting;

- A structural survey and method statement prepared by a suitably qualified professional experienced in working with historic buildings (such as a structural engineer or Architect). This should identify the structural stability and condition of the asset together with a statement identifying how the stability of the structure and adjoining structures is to be safeguarded during development or how the structure is to be safely demolished.

Mitigation Strategy

The *Mitigation Strategy* should explain what steps have been taken to avoid, minimise or mitigate any harm to the significance of the heritage asset.

A mitigation strategy should consider the following:

- Opportunities to better reveal or enhance the asset;
- 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 repositioned 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 skillfully designing an extension that takes account of the physical massing and scale in both the old and the 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;
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historic interest of the important elements of the heritage assets affected.
- Recording: a programme for investigation and recording of architectural or archaeological features that would be obscured, damaged or destroyed.

With regards to mitigation relating to the impacts of a development on the English Lake District World Heritage Site, you should explain how negative impacts upon the World Heritage Site would be addressed and mitigated.

Identifying such approaches in your impact statement would help us to understand your design approach and how it has been informed by an understanding of the asset's significance.

Appendix Five - Attributes of Outstanding Universal Value for the English Lake District World Heritage Site

The case for Outstanding Universal Value for the Lake District is based on a combination of attributes falling under three themes:

1. A landscape of exceptional beauty, shaped by persistent and distinctive agro-pastoral traditions which give it special character;
2. A landscape which has inspired artistic and literary movements and generated ideas about landscapes that have had global influence and left their physical mark;
3. A landscape which has been the catalyst for key developments in the national and international protection of landscapes.

These three themes are interdependent and intertwined. It is their 'combination' that gives the Lake District its Outstanding Universal Value as a cultural landscape.

The attributes of OUV for the English Lake District are both tangible and intangible – that is, they comprise both physical things and their relationships one with another, along with values, ideas, concepts and perceptions that have been and continue to be inspired by the cultural landscape of the Lake District.

The tables below provide a list of general attributes or attribute types of OUV. To establish the exact character and location of examples of these attribute types in each valley and across the Lake District as a whole, it is necessary to use the descriptions of the proposed World Heritage property in Volume 1 of the Nomination, and of the individual valleys in Volume 2 (<http://www.lakedistrict.gov.uk/caringfor/projects/whs/lake-district-nomination>).

The attributes of OUV listed below should be the focus of any assessment of the impact of development proposals on the OUV of the English Lake District World Heritage site.

OUV Theme 1

Continuity of traditional agro-pastoralism and local industry in a spectacular mountain landscape

Attribute	Tangible/ Intangible	Explanation
Extraordinary beauty and harmony	Both	<ul style="list-style-type: none">• The physical natural landscape of mountains, lakes, valleys and woodland (Tangible);• The physical cultural landscape (Tangible);• the values, ideas and perceptions of harmonious beauty and other significance derived from the Picturesque and Romantic traditions specific to the English Lake District (Intangible);
Evidence of pre-medieval settlement and agriculture	Tangible	<ul style="list-style-type: none">• As described
Distinctive early field system	Tangible	<ul style="list-style-type: none">• As described
Medieval buildings (e.g. churches, pele towers and early farmhouses)	Tangible	<ul style="list-style-type: none">• As described
16th/17th century farmhouses	Tangible	<ul style="list-style-type: none">• As described
Herdwick flocks	Tangible	<ul style="list-style-type: none">• As described
Rough Fell flocks	Tangible	<ul style="list-style-type: none">• As described
Swaledale flocks	Tangible	<ul style="list-style-type: none">• As described
Common land	Both	<ul style="list-style-type: none">• Physical areas of Common Land (Tangible);• The continuing vitality of the system of common land management (Tangible);• The long-standing and continuing local traditions of Common Land management (Intangible);
Shepherds' meets/shows and traditional sports	Tangible	<ul style="list-style-type: none">• As described
Woodland industries	Both	<ul style="list-style-type: none">• The physical remains of past woodland industries (Tangible);• The surviving local traditions of woodland management (including

		techniques, dialect vocabulary etc) (Intangible);
Mining/Quarrying	Both	<ul style="list-style-type: none"> • The physical remains of past mining and quarrying (Tangible); • Surviving local traditions, techniques, dialect vocabulary etc (Intangible);
Water-powered industry	Tangible	<ul style="list-style-type: none"> • As described
Market towns	Tangible	<ul style="list-style-type: none"> • As described
The variety of each of the 13 valleys	Both	<ul style="list-style-type: none"> • The variation in the particular combination of tangible and intangible attributes that are present in each valley is a key attribute of the OUV of the site;
Farming traditions of the English Lake District;	Both	<ul style="list-style-type: none"> • Local techniques of landscape maintenance - stonewalling, hedging, coppicing, pollarding etc. (Tangible); • The continuing vitality of the farming system (Tangible); • Knowledge about hill farming and local breeds handed down over generations (Intangible); Specific knowledge of Herdwick, Rough Fell and Swaledale breeds (Intangible);
Customary tenure of farms	Both	<ul style="list-style-type: none"> • The physical character of the farming landscape as a result of this tradition of land tenure (Tangible); • The vitality of the system of customary tenure (Tangible); The social organisation of Lake District farming (Intangible);
Local dialect, vocabulary, place names and traditions	Both	<ul style="list-style-type: none"> • Rush bearing (Tangible); • Norse and other early derivation of place names (Intangible); English Lake District folklore (Intangible);
The English Lake District's settlement pattern of individual farms, small hamlets, large villages and market towns, historically	Tangible	<ul style="list-style-type: none"> • As described

derived and functionally determined.		
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OUV Theme 2

Discovery and appreciation of a rich cultural landscape

Attribute	Tangible/ Intangible	Explanation
Viewing stations	Both	<ul style="list-style-type: none"> • The physical locations of viewing stations, including structures in very limited cases (Tangible); • The values, aesthetic ideals and perceptions which led to their creation and enjoyment up to the present (Intangible);
Villas	Both	<ul style="list-style-type: none"> • The buildings and their surrounding designed landscapes (Tangible); • The values, aesthetic ideals and perceptions which led to their creation (Intangible);
Designed landscape	Both	<ul style="list-style-type: none"> • Physical designed landscapes (Tangible); • The values, aesthetic ideals and perceptions which led to their creation (Intangible);
Early tourist infrastructure	Tangible	<ul style="list-style-type: none"> • As described
Residences and burial places of significant writers and poets	Both	<ul style="list-style-type: none"> • Surviving buildings and burial plots (Tangible); • The value and significance of ideas and writings of writers and poets (Intangible);
Key literary associations with Landscape	Both	<ul style="list-style-type: none"> • Surviving landscape which inspired literature (Tangible); • The value and significance of the ideas linked to this (Intangible); • Perception and enjoyment of both (Intangible)
Key artistic associations with Landscape	Both	<ul style="list-style-type: none"> • Surviving landscape which inspired artistic works (Tangible); • The value and significance of the ideas linked to this (Intangible); • Perception and enjoyment of both (Intangible);

Key associations with climbing and the outdoor movement	Both	<ul style="list-style-type: none"> • Surviving landscape which inspired early climbing, outdoors recreation and the early outdoor holiday movement (Tangible); • Buildings linked to early outdoor holiday movement (HF holidays) and the organisation itself in the Lake District) (Tangible); • The Romantic emphasis on outdoor activity and experience – principally walking (Intangible);
Opportunities for quiet enjoyment and spiritual refreshment	Both	<ul style="list-style-type: none"> • The physical landscape of the English Lake District which provides this - in all its variety and with management that secures tranquil experience (Tangible); • The existence of the National Park designation (Tangible); • The Romantic and conservation inspiration which underpin it (Intangible); • The value, perception and enjoyment of this quality in the English Lake District (Intangible);
The Romantic engagement with landscape	Intangible	<ul style="list-style-type: none"> • The recognition of harmonious landscape beauty; • The relationship between humans and landscape based on emotion; • The value of landscape for restoring the human spirit; • The intrinsic value of scenic and cultural landscape which transcends traditional notions of property;
The notion of sustainable land use	Intangible	<ul style="list-style-type: none"> • Rooted in the Romantic thinking of William Wordsworth and Coleridge and the later philosophy of John Ruskin;
Historic de facto open access to the Lake District fells and lakes for recreation	Both	<ul style="list-style-type: none"> • Physical access (Tangible); • The perception and enjoyment of a largely open landscape (Intangible);

OUV Theme 3

Development of a model for protecting cultural landscape

Attribute	Tangible/ Intangible	Explanation
Conservation movement	Both	<ul style="list-style-type: none">• The survival of the cultural landscape in its current form (Tangible);• Areas of the property where conservation battles were both won and lost (Tangible);• The primacy of the idea of landscape conservation inspired by the English Lake District landscape and the universal values which have ensued (Intangible);• the idea of the universal value of scenic and cultural landscape transcending traditional property rights (Intangible);• The perception that the landscape is protected for its scenic and cultural value (Intangible);• The perception that protection is successful (particularly since the creation of the National Park in 1951) (Intangible);• The perception that the English Lake District is protected for the nation (Intangible);• The international influence of the ideas about conservation which were inspired by the English Lake District (Intangible);
National Trust ownership (inalienable land)	Both	<ul style="list-style-type: none">• The properties owned by the National Trust (Tangible);• The knowledge and perception that the creation of the National Trust was inspired by the English Lake District landscape (Intangible);• The perception that the English Lake District is protected for the nation (Intangible);
National Trust covenanted land	Both	<ul style="list-style-type: none">• The land under National Trust covenant (Tangible);• The knowledge and perception that the creation of the National Trust was inspired by the English Lake District landscape (Intangible);

		<ul style="list-style-type: none"> • The perception that the English Lake District is protected for the nation (Intangible);
Other Protective Trusts and ownership including National Park Authority	Both	<ul style="list-style-type: none"> • The properties owned by the LDNPA and other Trusts and conservation bodies (Tangible); • The perception that the English Lake District is a protected landscape (Intangible);
The idea of the importance of conserving the physical and social elements of hill farming in the English Lake District	Both	<ul style="list-style-type: none"> • Farms and landscape purchased by Beatrix Potter, GM Trevelyan and others (Tangible); • The 1936 Forestry Commission agreement and the continued moratorium on the planting of commercial conifer forest in the central Lake District (Tangible); • The perception of the value and significance of English Lake District hill farming (as evidenced in literature and the arts) (Intangible);

Appendix Six - Useful sources of information

There are a wide range of resources and information sources available. This list is by no means exhaustive.

National policy and guidance

National Planning Policy Framework & Guidance
<http://planningguidance.communities.gov.uk/>

Our policies and supplementary planning documents

Lake District National Park Core Strategy (2010)
http://www.lakedistrict.gov.uk/_data/assets/pdf_file/0008/172763/core_strategy_oct_2010-2.pdf

Lake District National Park Local Plan (1998)
http://www.lakedistrict.gov.uk/_data/assets/pdf_file/0006/172761/Saved-1998-Local-Plan-policies-Nov-2013.pdf

Lake District National Park Landscape Character Assessment and Guidelines (2008)
http://www.lakedistrict.gov.uk/_data/assets/pdf_file/0020/170480/landscape_character_assessment.pdf

Heritage

LDNPA 2016. Nomination of The English Lake District for inscription on the World Heritage List. Volumes 1, 2 and 4.
<http://www.lakedistrict.gov.uk/caringfor/projects/whs/lake-district-nomination>

The Lake District Historic Environment Record (LDHER) contains information on non-designated features, Listed Buildings and Registered Park and Gardens of Historic Interest. You can view the LDHER by arrangement at our office or online
<http://www.heritagegateway.org.uk/gateway/>

The National Heritage List for England provides details of: Listed Buildings; Scheduled Monuments; Registered Parks and Gardens; World Heritage Sites; Applications for Certificates of Immunity (COIs); Current Building Preservation Notices (BPNs)
<https://www.historicengland.org.uk/listing/the-list/>

Lake District National Park Authority Conservation Area Appraisals and Management Plans. The Appraisals identify which buildings within a conservation area make a positive contribution to the special interest of each area. They also identify significant aspects of townscape, such as trees, landmarks, important views and the character of public and private open spaces. They can be downloaded from our website:
<http://www.lakedistrict.gov.uk/planning/conservationareas>

Historic maps such as Tithe and early Ordnance Survey maps are available to view at the County Record offices in Kendal and Carlisle. Early maps, including Ordnance Survey 1st and 2nd Edition can be consulted at the relevant County Record Offices. Extracts can also be viewed at www.old-maps.co.uk

Local History and Conservation Societies exist in a number of towns and villages within the National Park.

National Amenity Societies such as the Society for the Protection of Ancient Buildings (SPAB), The Georgian Group, The Victorian Society and The Twentieth Century Society publish extensive material on their websites and in books and journals.

Images of England website for details and images of listed buildings
<http://www.imagesofengland.org.uk/>

British Listed Buildings website for details of listed buildings
<http://www.britishlistedbuildings.co.uk/>

The Historic England website, is a good source of information on planning and the historic environment
<https://historicengland.org.uk/advice/>

Historic England: Managing Significance in Decision-Taking in the Historic Environment
<https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

Historic England: The Setting of Heritage Assets
<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Historic England: Understanding Place: Character and context in local planning
<https://historicengland.org.uk/images-books/publications/understanding-place-character-context-local-planning/>

Historic England: Conservation Principles, Policies and Guidance
<https://historicengland.org.uk/images-books/publications/constructive-conservation-sustainable-growth-historic-places/>

Historic England: World Heritage Sites
<https://www.historicengland.org.uk/advice/hpg/has/whs/>

Historic England: The Protection and Management of World Heritage Sites in England
<https://content.historicengland.org.uk/images-books/publications/protection-management-of-world-heritage-sites-in-england/ehwhsplanningcircularguidance.pdf/>

International Council on Monuments and Sites (ICOMOS)
Guidance on Heritage Impact Assessments for Cultural World Heritage Properties
<http://www.icomos-uk.org/uploads/sidebar/PDF/ICOMOS%20Guidance%20on%20Heritage%20Impact%20Assessments%20January%202011.pdf>

Design and Access

Design Council - Design and Access Statements: How to write, read and use them
<http://www.designcouncil.org.uk/resources/guide/design-and-access-statements-how-write-read-and-use-them>



Lake District National Park

Contacting us

You can contact us in a number of ways:

Phone us: For general enquiries there is a duty planner available 9.30am - 12.30pm (Monday to Friday) to talk to on 01539 724555.

Email us: Email us at planning@lakedistrict.gov.uk

See us: We run regular planning surgeries in Gosforth and Keswick where you can meet an officer face to face. These are first come first served, so there's no need to book, just turn up (although you might need to wait). Check [our website](#) or call us for details.