



· INSTITUTE · OF · HISTORIC ·  
BUILDING · CONSERVATION

*Making Heritage Work*

Richard Holland

[richard.holland@pins.gsi.gov.uk](mailto:richard.holland@pins.gsi.gov.uk)

James Caird

Consultant Consultations Co-ordinator

IHBC Business Office

Jubilee House

High Street

Tisbury

Wiltshire

SP3 6HA

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Tel (01584) 876141

Web site [www.ihbc.org.uk](http://www.ihbc.org.uk)

E-mail [consultations@ihbc.org.uk](mailto:consultations@ihbc.org.uk)

Dear Mr Holland

### **MODEL PLANNING CONDITIONS**

The Institute of Historic Building Conservation (IHBC) is the professional body of the United Kingdom representing conservation specialists and historic environment practitioners in the public and private sectors. The Institute exists to establish the highest standards of conservation practice, to support the effective protection and enhancement of the historic environment, and to promote heritage-led regeneration and access to the historic environment for all.

Thank you for inviting us to participate in this consultation.

The Institute supports the principle of model conditions. However we are concerned that the specific requirements arising from applications affecting the historic environment demand specially written conditions. We have commented on the parallel consultation on Improving Planning Conditions that emphasis should be given to this point in the case of such applications.

The problem with conditions most commonly reported by our members is that the importance of attention to detail often becomes lost between the drafting of the condition and the implementation of the relevant work. Frequently misunderstandings occur because it is not possible to be explicit enough within the scope of a condition to cover all eventualities. Often the expression "matching materials" is only loosely interpreted.

Consequently, the Institute would like to see all standard conditions relating to the historic environment constructed in a way to ensure that the required sensitivity of control is achieved by a process of subsequent approval in the following general form:

- submission of a method statement to the LPA, including the materials, techniques and (preferably) details of the credentials of who will carry out the work;
- approval of the method statement by the LPA;
- carrying out the work in accordance with the method statement.

This could be achieved in cases involving several different features of construction or restoration by a condition framed in similar terms to that proposed for a construction method statement.

The Institute feels there is a need for a condition covering the use of sample panels of materials to be used. This should be framed in the following terms:

- construction of a sample panel of a size to be agreed with the LPA;
- approval of the sample panel by the LPA;
- carrying out the work in accordance sample panel;
- retention of the approved sample panel on site until the satisfactory completion of the relevant works.

The standard conditions for archaeological investigation and recording (and we support the ALGAO request to convert these to condition precedent form) should be worded to include the investigation and recording of listed buildings and their features.

The Institute hopes these comments are helpful.

Yours sincerely

A handwritten signature in black ink that reads "James Caird". The signature is written in a cursive style with a large, looping initial 'J'.

James Caird  
Consultant Consultations Co-ordinator