



· INSTITUTE · OF · HISTORIC ·
BUILDING · CONSERVATION

Making Heritage Work

Natasha Trinidad
Communities and Local Government
Zone 1/E2
Eland House
Bressenden Place
London
SW1E 5DU

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
E-mail consultations@ihbc.org.uk

Dear Ms Trinidad

NEW POLICY DOCUMENT FOR PLANNING OBLIGATIONS

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. I attach a completed questionnaire but would summarize our views as follows.

1. The Institute thinks that the Policy should have something to say on the need for planning obligations to be clear, precise and enforceable. Such provision would be in line with the requirements for the use of conditions and would help ensure that benefits of planning obligations were not lost through inadequate drafting, especially in cases where they are unilateral.
2. There is no reference in PO3 to requirements for maintenance to be the responsibility of management companies set up by developers to provide this.
3. We think that requirement at PO4.1 is phrased too strictly. The appropriate question is whether the required degree of control or detail of provision can be adequately expressed in a condition rather than a planning obligation. The wording of this paragraph should reflect this.

Yours sincerely

James Caird