



Legislation and Policy

When considering the impacts of proposals to improve a building's energy efficiency, the Council must take into consideration the statutory duties set out in Section 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a duty on the Council to ensure that the special architectural and historic interest of listed buildings and conservations areas is preserved.

The Council also must take into consideration the National Planning Policy Framework. When it comes to energy efficiency improvement that require planning or listed building consents to be submitted to the Council, an emphasis is placed on considering the need to support energy efficiency and low carbon solutions in historic and traditional buildings (paragraph 167). However, any proposals seeking to improve energy efficiency and carbon emissions must also meet the requirements of building conservation set out in chapter 16 of the NPPF.

Chapter 16 of the National Planning Policy Framework states that listed buildings and conservation areas are an irreplaceable resource and should be conserved in a way which is appropriate to their significance (paragraph 202). This significance must be taken into consideration by the Council, and when considering an application to avoid or minimise any conflict between the proposal and the conservation of the listed building or conservation area. The Council must give great weight to the conservation of a listed building or conservation area (paragraph 212) and where it is identified that harm would be caused to a listed building or conservation area because of an application, the Council must take into consideration the public benefits of the proposal (paragraph 214-215).

There are other regulations, such as the Building Regulations, which an application must also comply with. It is important that these are identified before submitting an application.

National Legislation and Policy

[Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

[National Planning Policy Framework](#) (NPPF)

Government guidance on the [Historic Environment](#) (PPG)

Local Policy

[Local Plan 2011 to 2031](#)

[Cotswold design guidance](#)

Building Regulations

Government advice on [Building regulations approval](#)

Building Regulations [Approved Documents](#)

[Approved Document L – Conservation of fuel and power](#)

[Approved Document F - Ventilation](#)

[Approved Document O – Overheating](#)

Useful Documents (for building professionals)

[BS 7913:2013 Guide to the conservation of historic buildings](#)

[PAS 2030:2023 Installation of energy efficiency measures in existing dwellings](#)

[PAS 2035:2023 Retrofitting dwellings for improved energy efficiency](#)

[PAS 2038:2021 Retrofitting non-domestic buildings for improved energy efficiency](#)

[BS 5250:2021 Management of moisture in buildings. Code of practice](#)

[Statements of Heritage Significance: Historic England Advice Note 12](#)

[Listed Building Consent: Historic England Advice Note 16](#)

[The Setting of Heritage Assets: Good Practice Advice](#)

[Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice](#)

[Local Heritage Listing: Historic England Advice Note 7](#)