



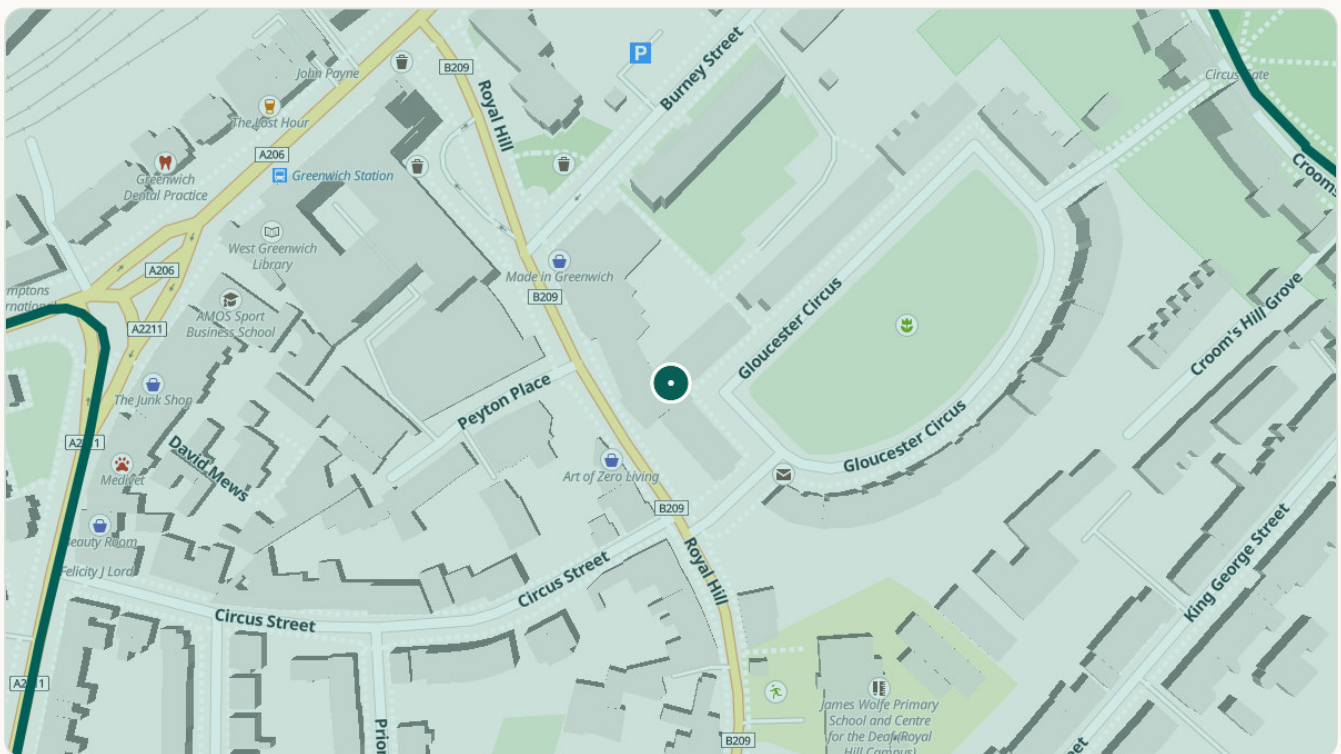
HeritageCheck

Heritage Planning Report

HeritageCheck brings together public property records to help you understand a home's heritage status and history.

This report covers heritage protections, planning applications, energy certificates and nearby listed buildings. It includes radon mapping and links to official records and council services for further research.

Flat 10, Swanne House, Gloucester Circus, Greenwich London, SE10 8RU



● Property

□ Conservation boundary (where shown)

50 m

N

Royal Borough of Greenwich

Checked 24 Sept 2026

Report reference HC-EXAMPLE-SWANNE

Real property example based on published records. Check current official sources before making a property decision.



Findings

Flat 10, Swanne House, Gloucester Circus, Greenwich, London, SE10 8RU

Records checked 24 Sept 2026

Conservation area

The location marked on the map falls within the published boundary of West Greenwich.

p. 3 →

Listed building

No listed-building match found

p. 4 →

Article 4 directions

No Article 4 direction found in the published dataset.

p. 4 →

Planning history

No matching planning applications found in the published London Datahub records.

p. 4 →

EPC history

2 EPC certificates found for this property.

p. 5 →

Nearby heritage

10 nearest records shown; full search counts are in the section.

p. 8 →

Radon

Elevated potential within the grid square

p. 10 →

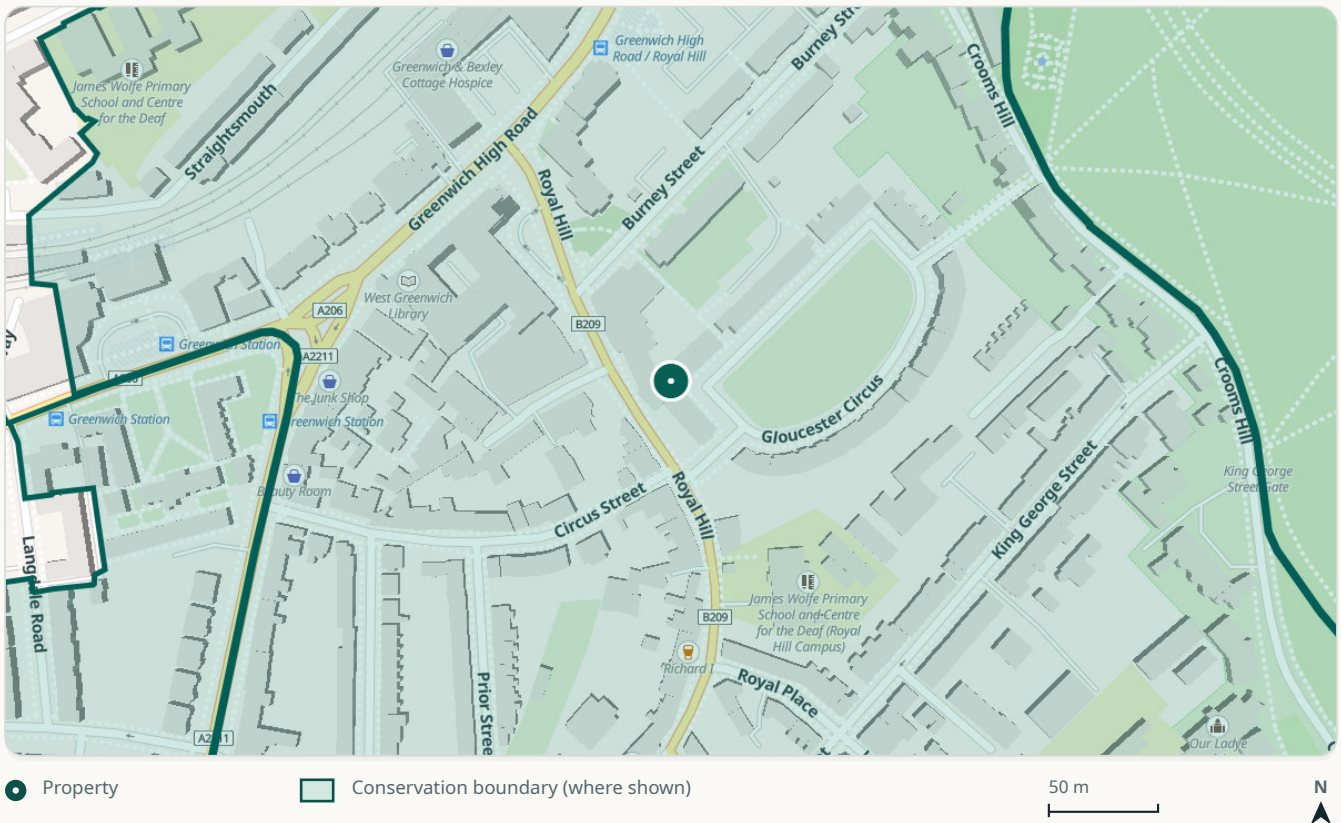
None found means no matching record in the sources checked. It does not confirm that no restrictions apply.



Heritage protections

Conservation area

The location marked on the map falls within the published boundary of West Greenwich.



The property is about 169 metres from the mapped edge of the conservation area.

Check the council's map and guidance before starting work.

[GLA published Greenwich conservation boundaries](#)

Maps show the location checked, not legal property boundaries.



Listed building

No listed-building match found

What matters is how the surroundings contribute to a listed building's historic or architectural significance, and how a change would affect that. Relevant factors include views, historic connections, the scale and appearance of new buildings, and noise or lighting. This report identifies nearby records; it does not assess those effects.

[Historic England: downloaded National Heritage List for England](#)

Article 4 directions

An Article 4 direction removes specific permitted development rights, so some work may need a planning application.

No Article 4 direction found in the published dataset.

An Article 4 direction was not confirmed, but this does not remove any other need for permission or consent.

The published dataset does not cover every council or direction. Council links are included for further research; no result is permission clearance.

[Planning Data: Article 4 direction areas](#)

Planning history

No matching planning applications found in the published London Datahub records.

Published applications describe proposals and decisions. They do not establish whether work was carried out or conditions were met.

Planning history is drawn from published Planning London Datahub records. Historic coverage varies; it is not a guaranteed complete lifetime history of the property.

Recorded progress dates concern the source scheme; they are not building-control compliance evidence.

[Planning London Datahub](#)



EPC history

2 EPC certificates found for this property.

An Energy Performance Certificate (EPC) records energy efficiency at the assessment date. The search covers published certificates matched to this home.

[GOV.UK EPC register](#)

Potential is the assessor's estimate after the certificate's recommended improvements. It is not a guarantee or a current cost estimate.

6 Oct 2021 • Domestic EPC • Rating B

Energy efficiency: A (most efficient) to G (least efficient)



Recorded B (82) / Potential B (82)

Certificate reference

1290-6968-0132-0000-3093

Certificate address

Flat 10, Swanne House, Gloucester Circus, Greenwich,
London, SE10 8RU

Floor area (m²)

100

Energy use (kWh/m²/year)

88

Walls

Average thermal transmittance 0.29 W/m²K

Floor

(other premises below)

Heating

Boiler and radiators, mains gas

Hot water

From main system

[Open original certificate](#)

Certificate status

Valid until 5 October 2031

Match

Matched to this property

Property type

Top-floor flat

CO₂ (tonnes/year)

1.5

Roof

Average thermal transmittance 0.17 W/m²K

Windows

High performance glazing

Heating controls

Programmer, room thermostat and TRVs

Lighting

Low energy lighting in all fixed outlets



EPC history

15 Jun 2016 · Domestic EPC · Rating D

Energy efficiency: A (most efficient) to G (least efficient)



Recorded D (56) / Potential D (68)

Certificate reference

0941-2855-7762-9496-0101

Certificate address

Flat 10 Swanne House, Gloucester Circus, London, SE10 8RU

Floor area (m²)

81

Approximate age

1930-1949

Energy use (kWh/m²/year)

299

Walls

Solid brick, as built, no insulation (assumed)

Floor

(another dwelling below)

Glazing (%)

90

Heating controls

Programmer, room thermostat and TRVs

Lighting

Low energy lighting in 50% of fixed outlets

[Open original certificate](#)

Certificate status

Expired 14 June 2026

Match

Matched to this property

Property type

Top-floor maisonette

Habitable rooms

4

CO₂ (tonnes/year)

4.3

Roof

Pitched, no insulation (assumed)

Windows

Mostly double glazing

Heating

Boiler and radiators, mains gas

Hot water

From main system



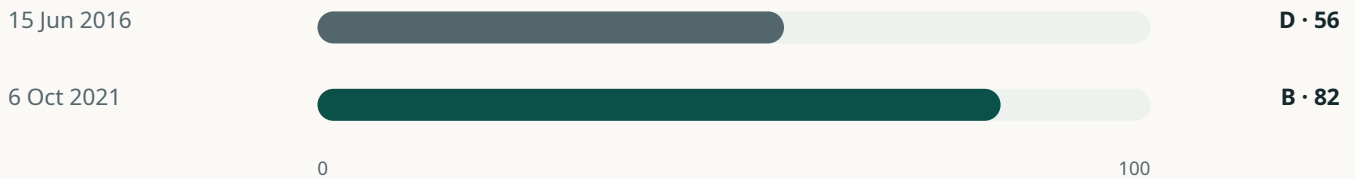
How the EPC changed

These are differences between published assessments. They do not establish that work was carried out.

6 Oct 2021 compared with 15 Jun 2016

Energy score

Up 26 points



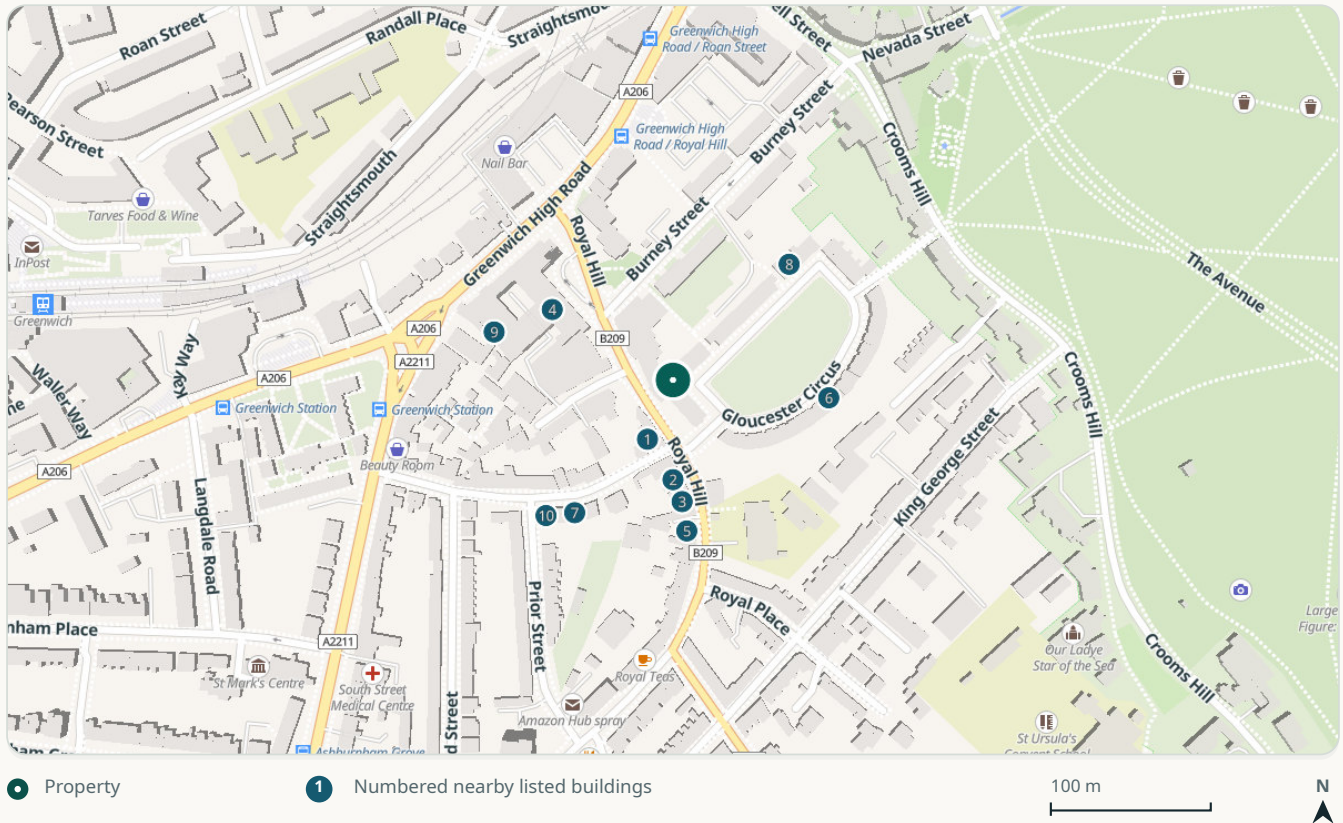
Recorded feature	Before: 15 Jun 2016	After: 6 Oct 2021
Energy rating	D (56)	B (82)
Recorded floor area	81 m ²	100 m ²
Property type	Top-floor maisonette	Top-floor flat
Published difference	Built form: Mid-Terrace to End-Terrace	
Walls	Solid brick, as built, no insulation (assumed)	Average thermal transmittance 0.29 W/m ² K
Roof	Pitched, no insulation (assumed)	Average thermal transmittance 0.17 W/m ² K
Floor	(another dwelling below)	(other premises below)
Windows	Mostly double glazing	High performance glazing
Lighting	Low energy lighting in 50% of fixed outlets	Low energy lighting in all fixed outlets

Certificates: 0941-2855-7762-9496-0101 / 1290-6968-0132-0000-3093



Nearby heritage

6 records within 100 metres; 50 within 250 metres; 138 within 500 metres.



Map numbers correspond to the records below. Distances are measured from the property; maps do not show legal boundaries.

1. No 24 Royal Hill

Grade II · 40 m · Entry 1391248

2. 30-36, Royal Hill SE10

Grade II · 62 m · Entry 1211530

3. 38, Royal Hill SE10

Grade II · 76 m · Entry 1211563

4. The Borough Hall and Meridian House (Former Greenwich Town Hall)

Grade II · 86 m · Entry 1213855

5. 42, Royal Hill SE10

Grade II · 95 m · Entry 1211565

6. 21-42, Gloucester Circus SE10

Grade II · 100 m · Entry 1078981

7. 1-7, Circus Street SE10

Grade II · 102 m · Entry 1079027

8. 6, 7 and 8, Gloucester Circus SE10

Grade II · 104 m · Entry 1291190

9. West Greenwich Library

Grade II · 114 m · Entry 1358975

10. 9 and 11, Circus Street SE10

Grade II · 115 m · Entry 1079028

Effects on a listed building's setting depend on views, historic connections, scale, appearance, noise and lighting. Distance alone does not decide this; this report does not assess those effects.



Other heritage designations

Scheduled monuments

No boundary intersects the selected point; nearby designations are shown for context.

[Historic England NHLE: Scheduled monuments](#)

Greenwich Palace

List entry

1410710

Relation to property

Published boundary within 500 metres of selected point

[Open official record](#)

Registered parks and gardens

No boundary intersects the selected point; nearby designations are shown for context.

[Historic England NHLE: Registered parks and gardens](#)

Greenwich Park

List entry

1000174

Grade

I

Relation to property

Published boundary within 500 metres of selected point

[Open official record](#)

Registered battlefields

None found at the location or within 500 metres.

[Historic England NHLE: Registered battlefields](#)

These checks use the selected point and nearby boundaries. They do not establish the extent of the entire plot.



Radon

Some parts of this 1km grid square are in bands of elevated radon potential. Maximum radon potential is 1-3 %. Check the radon potential of individual addresses at [UKRadon.org](https://ukradon.org)

The 1 km grid shows the highest mapped radon potential within the square. This is an area estimate, not a measurement inside this home.

[BGS and UKHSA indicative radon atlas](#)

[UKradon: address searches](#)

Contains British Geological Survey materials © UKRI 2026



Council research

Royal Borough of Greenwich

Council website

Use the council website to find heritage, Article 4, tree protection, planning search and building control services. Specific service links have not been verified.

Conservation area and listed-building documents

Read the council guidance and follow its links to maps, appraisals and official documents.

Building control: further research (Greenwich)

For further research, visit your council's building-control service to search available records or ask about approvals and completion certificates. The council may charge for document copies or searches.

Automated link checks could not confirm access to some council pages. The council links are retained for your own research.

Building control, enforcement and tree preservation orders were not searched. Councils hold these in separate systems with varying public access. Use the council links to research records or request documents; charges may apply.

No conservation area guide or plan found in the published dataset. Check the council guidance links above.

[Planning Data: conservation area documents](#)



Sources

Checked 24 Sept 2026

The check date is when records were retrieved. It is not the date the publisher last updated them.

Property address	Homedata address search and OS Open UPRN · Address found · Selected Homedata address and UPRN; mapped point from OS Open UPRN
Conservation area	GLA published Greenwich conservation boundaries · Found · Published boundary checked at the property location. downloaded 2026-09-24. Publisher update date not supplied
Listed status	Historic England: downloaded National Heritage List for England · No subject-building match · Official list match using stored data; downloaded 2026-09-24
Article 4 direction	Planning Data: Article 4 direction areas · Not shown · Published Article 4 area search at selected property point
Council guidance	Planning Data: conservation area documents · Not shown · Document search
Scheduled monuments	Historic England NHLE: Scheduled monuments · 1 record(s); 0 point intersection(s) · Point intersection and 500-metre boundary search
Registered parks and gardens	Historic England NHLE: Registered parks and gardens · 1 record(s); 0 point intersection(s) · Point intersection and 500-metre boundary search
Registered battlefields	Historic England NHLE: Registered battlefields · No match in checked area · Point intersection and 500-metre boundary search
Radon	BGS and UKHSA indicative radon atlas · Elevated potential within the grid square · Published 1 km grid lookup
Published planning history	Planning London Datahub · No matching planning applications found in the published London Datahub records. · Selected UPRN and qualified address candidates; all returned pages checked
EPC history	Energy certificates (GOV.UK) · 2 certificates · Rating B · UPRN and address/postcode searches; published linked history · All returned API pages and linked published certificate history are checked. England and Wales coverage includes expired, replaced and some earlier certificates; exclusions and inconsistent identifiers can leave gaps.
Property reference (UPRN)	100020968555

Report scope

The findings relate to the identified location and sources and dates shown. They do not establish every restriction, the full extent of listed-building protection, whether work needs consent or whether consent would be granted.

It does not confirm whether work is lawful, needs permission or is likely to be approved. The report includes no site inspection, structural assessment, valuation or official conveyancing search. The maps do not prove ownership or show exact legal boundaries. Official records and council rules can change after the dates shown.



Glossary

Article 4 direction

A direction made by a council that removes specific permitted development rights in a defined area. It does not ban the work, but it can mean a planning application is needed first.

Curtilage

Land and structures closely associated with a building, such as a garden, yard, wall or outbuilding. Its legal extent is not always the ownership boundary and can affect what is protected with a listed building.

Listed building

A building or structure protected for special architectural or historic interest. Unless expressly excluded, listing normally covers the whole building inside and outside, and may cover attached or curtilage structures.

Local planning authority

The council or other authority responsible for planning decisions at the property. It keeps local policies and maps, handles applications and can confirm whether a local restriction affects planned work.

Radon

A naturally occurring radioactive gas from rocks and soil. The map estimates potential across an area; it does not measure radon inside this home.

Scheduled monument

An archaeological site or monument included on the national schedule of protected sites. The report distinguishes a boundary at the property from one nearby.

Conservation area

An area recognised for special architectural or historic interest. Planning decisions should preserve or enhance its character, so some exterior work, demolition and tree work receives extra control.

EPC (Energy Performance Certificate)

A published assessment of energy efficiency, with an A-G rating and suggested improvements. Earlier certificates record how the home was assessed at the time.

Listed building grades

The three listed-building grades in England. Grade I means exceptional interest, Grade II* means particularly important and more than special interest, and Grade II means special interest. All three grades are protected.

Permitted development rights

National planning permission for certain types of work, subject to detailed limits and conditions. These rights can be restricted by the location, a planning condition or an Article 4 direction.

Registered park or garden

A designed landscape recorded by Historic England for its historic interest. A nearby entry is context; it does not mean this property is within it.

UPRN (Unique Property Reference Number)

An identifier for an addressable property. A building and its separate flats may each have their own UPRN; it does not define ownership or legal boundaries.

HeritageCheck

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