

Frequently Asked Questions about Locally Listed non-designated Heritage Assets

Guidance upon Local Listing is provided by Historic England at <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/> and by Civic Voice at <http://www.civicvoice.org.uk/campaigns/local-heritage-list/>

Here is a compilation of advice for groups nominating candidate buildings or by the owners, or neighbours, of these heritage assets.

What is the purpose of a Local Heritage List?

- To raise awareness of an area's local heritage assets and their importance to local distinctiveness.
- To inform developers, owners, council officers and members about buildings within the local authority boundary that are desirable to retain and protect.
- To provide guidance and specialist advice to owners to help protect the character and setting of those buildings, structures, sites and landscapes.
- To help the council in its decision making when discussing proposals and determining planning applications.
- To record the nature of the local historic environment more accurately.

Who is responsible for local listing?

Local authorities are responsible for coordinating the compilation of Local Heritage Lists of buildings, structures, sites and landscapes that they consider to be of local importance. The Local List must be adopted to be incorporated in planning matters.

What can be included on a Local Heritage List?

A heritage asset can include buildings, structures e.g., monuments, sites, places, areas or landscapes: these can all be 'locally listed'.

What makes a building locally list-able?

Locally list-able buildings, structures, sites and landscapes are those that do not quite meet the criteria for being nationally listed (ie listed buildings, scheduled monuments, registered landscapes, battlefields, and protected wrecks listed on the National Heritage List for England - <https://historicengland.org.uk/advice/hpg/heritage-assets/nhle/>), but which are still of architectural or historical importance in their local area.

Criteria	Description
Rarity	Not many examples locally. This can include unusual assets such as cast-iron bridges and traditional signage or more common ones of unusual architectural style or materials.
Representativeness	May be representative of a particular architectural period, architect, movement, company or group of its time, for example Quaker, railway, Victorian and industrial.
Architectural interest	Of importance in its architectural design, decoration or craftsmanship; important examples of work by specific architects or particular building types, materials and techniques (e.g. buildings displaying technological innovation) and significant plan forms.
Townscape or Landscape value	Key landmark buildings or structures and buildings that strongly contribute to a view or roofscape vista. Valued open spaces, (including designed landscapes, streets, squares, parks, gardens, amenity and green spaces), walls, fences, railings, street surfaces (including cobbles, setts and grass verges). Street furniture (including signposts, streetlights, benches, post boxes and telephone boxes).
Group value	Groupings of assets with a clear visual, design or historic relationship (including farmyards, terraces, group form and layout), contribution to street scene, roofscapes and perception.
Artistic interest	An asset with artistic interest exhibiting some degree of creative skill (including sculpture, painting, decoration, advertisements, memorials, gates, railings, door surrounds, finials and signage).
Historic association	Associated with an historical person or event of acknowledged note (including important local figures or events, for example landowner, commemorative or sporting event, charity, ecclesiastical or other community group and former resident). This could potentially apply to assets associated with a living person.
Archaeological interest	There may be evidence to suggest that a site is of significant archaeological interest.

How are Local Heritage Assets protected?

The National Planning Policy Framework places emphasis on ‘sustaining and enhancing the significance of heritage assets’ and recognising that heritage assets are an ‘irreplaceable resource’ and should be conserved ‘in a manner appropriate to their significance’.

Paragraph 135 of the NPPF states that such assets can merit consideration in planning matters, with the authority taking a balanced judgement having regard ‘to the scale of any harm or loss and the significance of the heritage asset’.

In determining applications for planning permission that affect a Local Heritage Asset or its setting, the NPPF requires that local planning authorities should take into account ‘the desirability of sustaining and enhancing the significance of heritage assets... and consider ‘the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality’.

Whilst local heritage listing provides no additional planning controls, the fact that a building or site is on a Local Heritage List means that its conservation as a heritage asset is an objective of the NPPF and, therefore, a material consideration when determining the outcome of a planning application⁷.

Being identified on a Local Heritage List also demonstrates explicitly that a building or site makes a positive contribution to the character and local distinctiveness of a place. Local Heritage Assets situated within Conservation Areas also benefit from greater control over demolition afforded by the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Are Owners’ Permitted Development Rights affected?

No. The whilst the owner of a Listed Building has no permitted development rights so proposals to change Listed Buildings need to be authorised by the Listed Building Consent process. Owners of buildings within Conservation Areas need to comply with local planning guidance and restrictions, including where an Article 4 Direction removes permitted development rights. However, where a local list has been adopted, the LPA may consider whether the exercise of permitted development rights would undermine the aims for Locally Heritage Assets.

What if something is NOT on the local list?

This does not necessarily mean that it has no heritage value; simply that it does not currently meet the selection criteria or that it has yet to be identified. The Local Heritage List is intended to be a ‘live’ document subject to future revision.

If you require this document in an alternative format please contact planning.policy@brentwood.gov.uk