

BROMSGROVE DISTRICT COUNCIL

Preparation of Local Heritage List For Bromsgrove

Cabinet

6th November 2013

Preparation of a Local Heritage List for Bromsgrove

Relevant Portfolio Holder	Cllr Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Ward(s) Affected	All
Ward Councillor(s) Consulted	No
Non-Key Decision	Non Key

1. SUMMARY OF PROPOSALS

- 1.1 To obtain agreement to prepare a Local Heritage List for Bromsgrove. Local lists identify heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area. The use of local lists is promoted by the National Planning Policy Framework (NPPF), the Proposed Submission Bromsgrove District Plan and English Heritage.
- 1.2 To obtain agreement to carry out a public consultation in respect of the proposed criteria for the local list. More weight can be given to preserving the significance of assets on the local list, if the list has been objectively prepared. Criteria therefore need to be subject to public consultation and there has to be a clearly defined process for compiling the list as well as adding to it in the future. The first stage of the process is therefore to consult on the criteria. Subject to there being no concerns, the criteria will be approved by the Head of Planning and Regeneration in consultation with the portfolio holder for Planning, Core Strategy and Regulatory Services.

2. RECOMMENDATIONS

- 2.1 That the Members approve the preparation of a Local Heritage List for Bromsgrove in accordance with the process outlined in this report and the document 'Local Heritage List' attached at Appendix 1.
- 2.2 That Members grant delegated authority to the head of Planning and Regeneration to carry out all steps in relation to the process set out at Appendix 1, and agree that in relation to approval of the draft selection criteria and approval of final lists the Head of Planning and Regeneration will in exercising the delegation consult with the portfolio holder for Planning.

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3. KEY ISSUES

Financial Implications

- 3.1 The cost of producing and consulting on the Local Heritage List and future costs involved in updating the list will be met by the existing Strategic Planning Team budget.

Legal Implications

- 3.2 The use of local lists is promoted by the NPPF, which advises local planning authorities in Paragraph 126 to 'set out in their local plan a positive strategy for the conservation and enjoyment of the historic environment'. It is emphasised that 'they (LPAs) should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In light of the NPPF, the Draft Bromsgrove District Plan acknowledges the importance of adopting a local list to identify the locally important heritage assets within the District (see paras BDP 20.12, BDP 20.13 & BDP20.14).

Service / Operational Implications

- 3.3 Local Heritage Lists identify what is valued at a local level as opposed to statutory listing which identify nationally important buildings. The process of preparing a local list allows local people to identify the local heritage assets which are important to them as well as enabling local authorities to work in partnership with their local communities. A local list will identify the location of such assets and will define their significance. Heritage Assets are defined in the NPPF as

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)"

- 3.4 The local list can incorporate all types of heritage assets, and selection criteria are important for defining the scope of the local list, ensuring that a range of local assets including the locally distinctive are included. More weight can be given to preserving the significance of assets on the local list, if the list has been objectively prepared. Criteria therefore need to be subject to public consultation

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and there has to be a clearly defined process for compiling the list as well as adding to it in the future.

3.5 Process of compiling a Local Heritage List

Consult on Criteria

The first step in the process of preparing and adopting the local list will be to consult on the draft selection criteria which have been identified. When they have been agreed upon, a draft local list can be drawn up. We are aiming to commence public consultation on the proposed criteria for a period of six weeks in mid to late November 2013.

The consultation process will involve inviting comments from key stakeholders including the parish councils, neighbouring councils, English Heritage, the statutory amenity societies, local history groups, other local societies and the general public. A Local Heritage List page will be created on the conservation section of the Bromsgrove District Council website, with further information on the process, and details on how to submit comments.

Any comments in respect of the criteria will be considered and the final decision as to whether any changes should be made to the criteria will rest with the Head of Planning and Regeneration in consultation with the Portfolio Holder.

3.6 Proposed Selection Criteria

To be considered for the local list each heritage asset should satisfy criteria 1 and one other criteria.

1 Authenticity

Any heritage asset to be considered for selection under any of these criteria would need to have retained a significant and recognisable amount of its original form and fabric.

2 Architectural Interest

This would include;

- Assets which can be attributed to locally important architects, designers, builders, gardeners or craftsmen, and illustrate a high quality of design or innovation
- Assets which illustrate distinctive artistic, craftsmanship, design or landscaping qualities of interest
- Assets which are a good example of a locally important building type (*e.g Nailers Cottages*)

3 Historic Interest

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This would include;

- Assets which are associated with a locally important historic person, family or group
- Assets which illustrate a particular phase or period of local, social, religious, political or economic history (*e.g nailers cottages or assets associated with the Chartist Movement in Dodford*)
- Assets which are associated with a locally important historic event or movement.

4 Townscape Interest

This would include;

- Assets which are locally important building types such as churches, chapels, schools and other distinctive features in the streetscape.
- Assets which are landmarks or features which make a positive contribution to the distinctive character of the area.

3.7 Creation of the list

Although a draft local list was drawn up in 2006, it was on the basis of nomination only and there were no defining selection criteria. All the properties on this list will be considered in light of the adopted criteria. As the task is a large one and the local authority wants to work with local communities to draw up the list it is proposed that the list is drawn up on a parish by parish basis, where parishes exist, where no parishes exist the areas will be split up in manageable selections.

Local groups including parish councils, local history groups, local interest societies, to name but a few, as well as individuals will be invited to nominate heritage assets for consideration for inclusion on the Local List. They will need to submit evidence to justify the suggestion having considered the selection criteria. A nomination form will be prepared.

All nominations will be assessed by an Assessment Panel, consisting of no more than 6 persons. They will consider the suitability of all the assets nominated against the selection criteria. The panel should include people with a professional interest in the historic environment, such as local conservation architects, local historians, archaeologists', and any other relevant local group and the conservation officer. The Council will be represented on the Assessment Panel by way of the current Historic Environment Champion.

When the Confirmed List has been identified by the panel, there will be a six week consultation process involving the owner/occupier. This will allow owners/occupiers to express their opinion as to whether or not the asset or assets meet the criteria for inclusion on the Local List. Any views expressed by the owner will then be considered against the nomination information, the criteria

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and the conservation officer's own professional assessment of the heritage assets interest, before a final decision is made by the Head of Service.

There will be no appeal procedure if an owner believes his/her property should not be included on the list. The statutory listing process similarly has no appeal process although the issue of whether or not a building should be on the national list can be raised during development control procedures.

After consultation the confirmed Heritage Assets will be recommended for inclusion on the Local Heritage List. The final decision will be taken by the Head of Planning in consultation with the Portfolio Holder. As each area is completed the buildings identified to be listed will be added to the Local Heritage List

The process will be repeated until the whole district has been assessed. Following which there will be a process for subsequently adding any further heritage assets to the list. It is suggested that there be two nomination dates each year, the panel will be reconvene and the rest of the process will be as outlined above.

If for any reason a heritage asset loses its significance, for example due to unsympathetic alterations, or additions, it could be considered for removal from the list following a similar process to the one outlined above.

Customer / Equalities and Diversity Implications

- 3.7 There are not considered to be any customer/equality or diversity implications. The consultation will be in line with the published consultation processes for planning identified in the Statement of Community Involvement

4. RISK MANAGEMENT

- 4.1 There are no associated risks with this report

5. APPENDICES

Appendix 1 - Local Heritage List Document

AUTHOR OF REPORT

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