

DRAFT

LOCAL HERITAGE LIST

WHAT IS LOCAL LISTING?

Local lists identify heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area. There are a significant number of heritage assets within the District which are important to our local communities and make a valuable contribution to our sense of history and understanding of place. Heritage Assets are defined in the National Planning Policy Framework (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)' These assets can include buildings, structures, landscapes or places associated with significant local, historical events, important people, trades or industries, craftsmen or locally distinctive buildings in terms of their architecture or materials, to name but a few examples. Overall they are heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area.

Local lists identify what is valued at a local level as opposed to national level . Nationally important heritage assets are identified as either scheduled Ancient Monuments, or on the Statutory List (occasionally they appear on both) or Register of Parks and Gardens. Other heritage assets do not satisfy the criteria for any of these national designations, and if not located in a conservation area they have no formal recognition and consequently no protection.

The process of preparing a local heritage 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. It is envisaged that the Local Heritage List will not include archaeological features which are best recorded on the Historic Environment Record (HER)

POLICY CONTEXT

NPPF

The use of local lists is promoted by the National Planning Policy Framework (NPPF). Which advises local planning authorities in Paragraph 126¹ , to 'set out in

¹ 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,²⁹ including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

their local plan a positive strategy for the conservation and enjoyment of the historic environment'. It is emphasised that 'they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'.

In respect of non-designated Heritage Assets, Paragraph 135 states 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

LOCAL PLAN POLICIES

In light of the NPPF the Proposed Submission Bromsgrove District Plan acknowledges the importance of adopting a local list to formally identify the locally important heritage assets within the district, and includes the following policies;

BDP20.12 The District Council will update the current draft local list of assets and formally adopt it. It would include all heritage assets recognised as being of local importance, including those which are locally distinctive such as nailers cottages, assets associated with the scythe industry and assets associated with the use of the Birmingham and Worcester canal which runs the length of the District, to name but a few.

BDP20.13 The District Council will support development that:

- i. Retains locally listed buildings.
- ii. Involves sympathetic alterations and extensions to locally listed buildings
- iii. Does not have a detrimental impact on the setting or context of locally listed buildings.

BDP20.14 In considering applications that directly or indirectly affect locally listed buildings, a balanced judgement will be applied having regard to the scale of any harm or loss as a result of proposed development and the significance of the locally listed building.

English Heritage Guidance

Local lists have been promoted in planning policy since the 1990s. English Heritage has recently produced guidance² on how local authorities should go about preparing and maintain local lists. The guidance document has assisted in the preparation of this document.

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- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and
 - opportunities to draw on the contribution made by the historic environment to the character of a place.

² Good Practice Guide for Local Heritage Listing, English Heritage, May 2012

WHAT PROTECTION DO LOCALLY LISTED BUILDINGS HAVE?

Heritage assets on the local list do not attract additional consent requirements, unlike statutory listed buildings where listed building consent is required for all alterations, over and above those required for planning permission.

Heritage assets identified on a local list, are recognised by the local authority as having heritage significance, and therefore due to Paragraph 135 of the NPPF(outlined above), will merit consideration in planning matters. When considering planning applications which impact on heritage assets on the local list, the LPA is required to take a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset, in determining the application.

Heritage assets on the Local Heritage List will not have the same protection as those on the statutory list, although the draft district plan policy supports the retention of heritage assets on the list.

The level of protection afforded to a heritage asset on a local list will be dependent on how the local list was prepared. The more robust the process for adding a heritage asset to the local list, particularly in terms of the selection criteria, the greater the weight for protecting the asset.

Inclusion of a heritage asset on the list will provide clarity to owners, developers and the local planning authority allowing all parties to consider the significance of the asset at an early stage. It should be noted that if a heritage asset is not included on a local list, it does not indicate that it is of no heritage value, only that at this point in time it does not meet the criteria for inclusion on the list.

PROCESS OF COMPILING A LOCAL 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 in mid to late November 2013, in respect of the draft criteria.

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.

WHY DO WE NEED SELECTION CRITERIA ?

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

Summary of special interest for Bromsgrove District

Bromsgrove District is situated in North Worcestershire, and although the town of Bromsgrove is located only 14 miles from the centre of Birmingham, the district is predominately rural, with approximately 91% designated as Green Belt.

Away from the built up areas around Bromsgrove the District is characterised by settlements of farmsteads and wayside dwellings with the occasional village. The recent Historic Environment Assessment of Bromsgrove District indicated that there was generally a moderate to high survival rate of historic character, although many of the historic assets are undesignated.

There are 469 listed buildings, 13 Scheduled Ancient Monuments, 839 known sites of archaeological interest, 2 registered parks and gardens and 12 conservation areas. The conservation areas vary greatly in character, however most are centred around village cores such as Belbroughton and Alvechurch, but this also means that that village buildings of interest, of which there are many, not situated in this central core are unprotected.

The more unusual conservation areas include a stretch of the Birmingham and Worcester Canal, however not all buildings and structures associated with the waterway are within the boundary of the conservation area, and the Chartist settlement at Dodford. Most of the Dodford settlement is protected by the conservation area designation and the best surviving cottages are listed. Dodford was one of only five Chartist settlements in the country, and is considered to have been one of the key events in agricultural development in Worcestershire.

In addition there are other smaller but equally notable groups of assets which are important in terms of local character and distinctiveness and these include;

The cottages and workshops relating to the nailing industry, which boomed around Bromsgrove during the 18th and 19th centuries, and they can be found throughout the district.

The numerous vernacular cottages and farmsteads found throughout the district, although many farmsteads have been converted to residential use.

The houses designed by prominent Birmingham Arts and Crafts architects at the end of the 19th and at the beginning of the 20th century, particularly around Barnt Green.

Work by the Bromsgrove Guild of Applied Arts, founded at the end of the 19th century which attracted craftsmen to the area from across Europe before it closed in the late 1960s.

Structures and other evidence relating to the scythe industry in Belbroughton

The significant number of parks and gardens of regional importance, identified in the Hereford and Worcester Gardens Trust, Survey of Parks and Gardens in Worcestershire³. Of the 37 noted only 2 have been lost through redevelopment.

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 proposed to be considered for selection under any of these criteria the asset 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

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 at 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.

³ A Survey of Parks and Gardens in Worcester shire, Richard Lockett, Hereford and Worcester Gardens Trust. 1997

- Assets which are landmarks or features which make a positive contribution to the distinctive character of the area.

HOW WILL WE CREATE 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 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 HAs 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 5 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, any other relevant local group and the conservation officer. The Council will also 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 and the conservation officer's own professional assessment of the heritage assets interest, before a final decision is made by the Head of Planning and Regeneration.

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 Heritage Assets will be recommended for inclusion on the Local Heritage List. As each area is completed the revised list will be presented to the Head of Planning and Regeneration (in consultation with the Portfolio Holder) to include the additional heritage assets on 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 two nomination dates each year, the panel will be reconvened, the rest of the process will be as outlined above)

If for any reason a HA 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.

What will the list look like?

It is envisaged that it will comprise address details, photograph and brief reasons for inclusion.

Availability/Accessibility

There will be link to the list from the conservation pages of the BDC Website, with a hard copy maintained in the office.
