

**Cabinet  
2024**

**14<sup>th</sup> February**

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## **Bromsgrove Local Heritage List**

Relevant Portfolio Holder	Councillor Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Report Author Mary Worsfold	Job Title: Principal Conservation Officer Contact email:m.worsfold@bromsgroveandredditch.gov.uk Contact Tel: 01527 881329
Wards Affected	All
Ward Councillor(s) consulted	No
Relevant Strategic Purpose(s)	Communities which are Safe, Well Maintained and Green
Non-Key Decision	
If you have any questions about this report, please contact the report author in advance of the meeting.	

### **1. RECOMMENDATIONS**

**The Cabinet RESOLVE that:-**

- 1) The Cabinet approve the revised Local Heritage List Strategy Document at appendix 1
- 2) The Cabinet delegate the authority to the Head of Planning, Regeneration and Leisure Services to publish for consultation draft sections of the Local Heritage List including those in Appendix 2.

### **2. BACKGROUND**

- 2.1 The Local Heritage List (LHL) is about identifying locally important heritage assets. The identification is done by Conservation professionals but as importantly the local community. This report provides an update to the progress on the LHL and outlines an amendment to in the public engagement processes in the adopted Local Heritage List Strategy.
- 2.2 The Local Heritage List Strategy (LHLS) is the document which sets out how the Council will produce its local list. The Council adopted a LHLS in 2016, since then progress has been made on the list but a number of factors have prevented the finalisation of any of the individual sections, one of the issues we have faced has been the

public engagement element. A updated version of the LHLS can be seen at appendix 1 of this report and members are asked to approve this strategy.

### 2.3 Summary of the Local Heritage List Strategy

- 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 Bromsgrove District Plan (2017) acknowledges the importance of adopting a local list to formerly identify the locally important heritage assets within the district,
- Heritage assets on the Local Heritage List will not have the same protection as those on the statutory list, although the Historic Environment policies in the District Plan support the retention of heritage assets on the list. Assets identified on a local list will merit consideration in the planning process.
- 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.
- Criteria for inclusion on the Local Heritage list have been identified, and include Age, Authenticity and Rarity, Architectural Interest, Historic Interest and Townscape/Villagescape/Landscape interest. Candidates need to satisfy the first criteria and at least one other.
- The LHL will be prepared on a parish or area basis. The conservation team will consider all nominations and will also survey the area to identify further properties which meet the criteria. They will then prepare a draft list.
- Following a period of public consultation, including with the owners of these properties, a final report will be prepared for Cabinet with the proposal that the Parish LHL is adopted and becomes a material consideration in the planning process.

2.4 The Historic England Guidance Document 'Local Heritage Listing: Identifying and Conserving Local Heritage, Historic England Advice Note 7 (2<sup>nd</sup> edition) 2021', and its predecessors stresses the importance of community engagement in the process. The original LHLS document promoted public engagement, by inviting the public, local history groups etc to nominate properties to be included on the

list, with nominations being justified with reference to the selection criteria in the strategy.

- 2.5 Prior to the work on the lists for Beoley and Dodford, public consultation events were held to gain feedback on the draft conservation area appraisals for Beoley and Dodford Conservation Areas, and the opportunity was taken to publicise the forthcoming local heritage lists. A local list information banner was displayed in addition to the conservation area banner, which provided information on local heritage lists and copies of the local heritage list strategy document were also available together with nomination forms.
- 2.6 The conservation area appraisal also listed properties within the CA which might be eligible for the local list. Conservation staff attended all events and were able to discuss what local heritage lists were and how they would be assembled, and what it would mean for property owners if a building was added to the list.
- 2.7 Despite these attempts to engage with the public through consultation events and contacting parish councils, public response has been limited and the draft lists which have been prepared largely result from the survey and assessment of each parish by a conservation officer. Only a handful of nominations have been received from the public.
- 2.8 In the original LHLS the nominations were then to be considered by an Assessment Panel, consisting of no more than 5 persons. They were to consider the suitability of all the assets nominated against the selection criteria. The panel was to 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. No other local authorities in the area included such a panel in their LHL strategies, and identifying potential members with the relevant experience has proved problematic.
- 2.9 At the time the original document was adopted there was only one conservation officer, the conservation resource has now doubled which has allowed for internal benchmarking of the proposed list. It is now considered that the assessment panel is less relevant to the process, however public engagement is an extremely important element. It is therefore now proposed to amend the process by seeking further more meaningful public engagement later in the process.
- 2.10 The public will still be asked for nominations at an early stage, by contacting any relevant Parish Councils, community groups or interest groups such as local historic societies, we will also use the now much

improved social media communications that were not as widely used in 2016. It is now proposed that in addition to the early engagement seeking nominations, when the list has been drafted, public consultation will take place inviting comments on the proposed LHL.

- 2.11 The owners of properties on the proposed list and the relevant parish council will be specifically consulted. The consultation process will therefore be similar to the one undertaken when conservation area appraisals are drafted, which has proved to be relatively successful with a reasonable level of public engagement. The public could also nominate properties at this stage that did not appear on the draft list.
- 2.12 It is considered that there may have been a degree of confusion by the public in what they were originally being asked to do in nominating buildings or structures for the LHL, possibly because of a lack of understanding in respect of the difference between national and local listing, and what might qualify a building for inclusion. It is hoped that by producing a draft list, which will include details of how the criteria have been met, it will encourage people to suggest other buildings or comment on those proposed for inclusion. By enhancing the consultation process in this way the views of the public will be better captured, and one of the aims of local listing to identify what is valued by local communities is fulfilled.
- 2.13 The revised process can be summarised as follows:

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**Request nominations/survey the parish/named area/Complete Draft LHL for parish/named area**

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**Contact parish Council/other prominent stakeholder (Bromsgrove/Lickey End/Rubery) with a view to arranging a consultation event**

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**Book consultation event**

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**Draft consultation letters**

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**Publish Parish LHL on BDC Website**

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**Start Consultation Process – 6 Weeks**

- **Contact owners/parish council/any other consultees**
  - **Use Council social media to publicise consultation and consultation event**
  - **Hold consultation event**
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- **Comments to be submitted preferably on a form to be found on the LHL page on the BDC website, hard copies of the form will be available at consultation events.**
  - **Tabulate consultation comments**

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**Consider all comments against the criteria and amend the draft LHL accordingly.**

**Prepare a summary of consultation comments & Conservation responses.**

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**Prepare Cabinet Report with consultation responses and recommendation that the Parish / area LHL is adopted, and it becomes a material consideration in the planning process.**

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- 2.14 It is hoped that with an actual document to look at which identifies properties for inclusion on a LHL together with an explanation as to how the buildings meets the criteria that the public will be more willing to engage. This has been the case with the conservation area appraisals. It may also encourage the public to suggest other buildings as they will hopefully have a better understanding of what we are trying to achieve.
- 2.15 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.
- 2.16 Heritage assets identified on a local list, are recognised by the local authority as having heritage significance, and therefore 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.
- 2.17 There will be no appeal procedure if an owner believes thier property should not be included on the list. The statutory listing process similarly has no appeal process.

**The Draft Local Heritage List**

- 2.18 Draft lists in respect of Beoley, Alvechurch, Belbroughton and Dodford have now been prepared. These lists add 140 properties to the draft LHL, and cover a diverse range of properties including houses, schools, village halls, places of worship and canal infrastructure. Work is underway on Bromsgrove, Lickey and Blackwell and Wythall. Appendix 2 identifies the properties which are going to be subject to the consultation processes as outlined above.
- 2.19 An example of a full list entry can be seen below , a photograph will be included in the final document, and this is what we will use as the basis for consultation. The final list once adopted will be published on the Councils website, and used as a material consideration when making planning decisions.

**Bromsgrove Draft Local List 2023**

**Scarfield Wharf Stables**

Scarfield Hill

B48 7SQ

Alvechurch

BDC ID ALV001

**Description / Summary**

Stable building, probably built in 1861 after the 1847 wharf enlargement. A smaller building appears on the 1842 tithe map, and this may be incorporated in the current building, but there are no obvious indications in the building fabric. Scarfield Wharf was originally constructed around 1806, following the construction of the canal stretch between Hopwood and Tardebigge, and included a winding hole, stables, machine house and weighbridge, the latter of which was taken from Hopwood Wharf. In 1808 the wharf was the southern terminus for a horse-drawn packet boat service, conveying goods and people between Alvechurch and Birmingham, although this enterprise only lasted 5 years. The stables likely used bricks from the then nearby Wynn's Brickworks, which operated from 1860-1939.

**Age, Authenticity and Rarity**

Mid-19th century with possible earlier parts incorporated. There are minimal signs of change to principal form and fabric since 1861, although windows and rainwater goods appear to be modern. The building is one of only a handful of surviving historic wharf buildings in the area.

**Architectural Interest**

Simple, utilitarian form with interesting brickwork.

**Historic Interest**

Historic association with the canal, particularly associated with Wynn's Brickworks as probable supplier for its principal fabric, and subsequent occupier as the brickworks leased the wharf for transporting its goods.

**Townscape/Villagescape/Landscape Interest**

Positive contribution to canal corridor, strengthening the line of the bridge and marking an intersection of travel modes.

**New Alvechurch Marina Building**

Scarfield Hill

B48 7SQ

Alvechurch

BDC ID ALV002

**Description / Summary**

Marina Offices and Chandlery, built in the 1980s-90s, to designs from local firm Frank Helm Associates.

**Age, Authenticity and Rarity**

Late 20th century, but an authentic and unique design; possibly the only purpose-designed modern canal building in the area.

**Architectural Interest**

Unique, modern form appearing to reference the 'cloth and plank' cargo section of historic working canal boats. The building is designed specifically for visual interest as opposed to a utilitarian 'shed'.

**Historic Interest**

The conversion of the wharf from industrial use to leisure use was a key moment in its history and ensured its ongoing survival as a piece of canal infrastructure. The Marina building has been the hub of local canal life for over 40 years.

**Townscape/Villagescape/Landscape Interest**

Positive contribution to canal corridor, modern but not jarring or harmful.

- 2.20 It is proposed going forward that officers will prepare further lists for the remaining areas of the District and in consultation with the portfolio holder these will be published for consultation as per the delegation requested at 1.2 above. Once the consultation has been undertaken, the final sections of the list will be presented to members for formal adoption as the Local Heritage List for Bromsgrove. It is envisaged that officers will prepare a number of reports over the next 12-18 months each one covering a number of parishes / areas so that we can get LHL coverage in as soon as possible, rather than wait for the whole district to be assessed before we finalise the list. It is also expected that overtime the list will be updated as further assets are identified.

**3. FINANCIAL IMPLICATIONS**

- 3.1 The cost of implementing the proposed changes to the Strategy and carrying out the consultation process will be met by the existing Strategic Planning Team budget.

**4. LEGAL IMPLICATIONS**

- 4.1 The use of local lists is promoted by the NPPF, which advises local planning authorities in Paragraph 190 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 Bromsgrove District Plan (2017) acknowledges the importance of adopting a local list to formerly identify the locally important heritage assets within the District. (See paras BDP 20.12, BDP 20.13 & BDP20.14)

**5. STRATEGIC PURPOSES - IMPLICATIONS**

**Relevant Strategic Purpose**

- 5.1 Communities which are Safe, Well Maintained and Green

The identification and inclusion of local heritage assets on the LHL will help to ensure that the local distinctiveness of Bromsgrove will be maintained and managed further, enhancing the sense of a well maintained and safe communities.

**Climate Change Implications**



- 5.2 It is not considered that the proposed action will have any climate change implications.

**6. OTHER IMPLICATIONS**

**Equalities and Diversity Implications**

- 6.1 There are not considered to be any customer/equality or diversity implications. The consultation will be carried out in line with established consultation processes the planning department frequently use.

**7. RISK MANAGEMENT**

- 7.1 There are no associated risks with this report.

**8. APPENDICES and BACKGROUND PAPERS**

Appendix 1 Revised Draft Local Heritage List Strategy Document  
Appendix 2 Draft Local Heritage lists for Alvechurch, Belbroufghton, Beoley and Dodford

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**9. REPORT SIGN OFF**

<b>Department</b>	<b>Name and Job Title</b>	<b>Date</b>
Portfolio Holder		
Lead Director / Head of Service		
Financial Services		
Legal Services		
Policy Team (if equalities implications apply)	N/A	
Climate Change Officer (if climate change implications apply)	N/A	

APPENDIX 1

Revised Draft Local Heritage List Strategy Document

Appendix 2

Except from a draft list