

Appendix 2.

Developing a Local List of Heritage Assets

DEVELOPING A LOCAL LIST OF HERITAGE ASSETS



1 **Background**

Chesterfield's historic environment is an asset of enormous cultural, social and economic value. It makes a very real contribution to the quality of life and the quality of places by adding to the character of towns, villages and countryside. The historic environment is often central to local identity in providing distinctive local features and a tangible link to the past.

This leaflet provides guidance on the criteria and types on which local heritage assets will be identified, the process of their inclusion, their status and how they will be dealt with. Using the guide should also help provide a better understanding and appreciation of local distinctiveness.

2 **What are heritage assets?**

The term 'heritage asset' has been introduced by the government to describe valued components of the historic environment which include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions. Heritage assets include designated heritage assets which are statutorily protected (nationally listed) and non-designated heritage assets identified by the Local Planning Authority (including local listing). The National Planning Policy Framework (section 12) confirms the importance to be placed on heritage assets.

3 **What is a local heritage list and why develop one?**

Developing a 'Local List' is a means of identifying and recognising heritage assets that are valued as distinctive elements of the local historic environment. Once drawn up, it will allow the council to properly take account of the desirability of their conservation and enhancement particularly when considering future planning applications.

A 'Local List' can also help to recognise local distinctiveness and ensure the contribution to the character and sense of place made by locally important heritage assets valued by the community is celebrated. They also provide a unique opportunity for communities, in partnership with local authorities to identify heritage assets valued by the local community and they wish to protect at the local level. In doing so help to conserve or even enhance local character of their area.

The Council's adopted Core Strategy states that the Council will have a presumption in favour of retaining heritage assets on the Local List. Development that involves substantial harm or loss of a Local List heritage asset will not be acceptable unless it can be demonstrated that:

- The asset is structurally unsound and poses a safety risk.
- It is unviable to repair or maintain the asset.
- Alternative uses have been fully explored.
- It would have wider social, economic or environmental benefits as part of a master-planned regeneration scheme.

4 **The current state of local heritage listing**

- In England, 30- 50% of local planning authorities have some form of local list.
- There is a growing community involvement in many local heritage lists.
- A "local list" has been promoted in the borough since the 1970s. A local list

included buildings of local interest not included in the statutory list after the 1970s buildings survey.

- The former Planning Policy Guidance 15 (PPG15) encouraged local planning authorities to draw up lists of locally important buildings and to formulate local plan policies for their protection
- The former Planning Policy Statement 5 (PPS5) Planning for the Historic Environment gave significant weight to both designated and non-designated heritage assets in planning decision making.
- Currently, local listing is supported by the National Planning Policy Framework (NPPF) in particular, paragraphs 126 to 131. The NPPF defines heritage assets as including designated heritage assets and assets identified by local planning authority (including local listing).
- The 2006 Replacement Chesterfield Borough Local Plan will be replaced over the next years by the Local Development Framework (LDF). Key policies regarding the historic environment will be contained within the emerging Chesterfield Borough Core Strategy and will state that the borough will identify non-designated heritage assets and develop a local list
- The Historic Environment Supplementary Planning Document (SPD) will provide further support and guidance for developing and using the local list.

5 Protection of locally listed heritage assets

Locally-listing a building or structure does not change or bring additional consent requirements over and above those required for planning permission and would not result in any additional legal requirements for property owners. It is intended however, to play an important role in helping to influence planning decisions in a way that conserves and enhances local character and distinctiveness. This means it simply changes the level of consideration given, when considering whether development conserve or enhance the local character when planning applications are considered by the Council.

Under the National Planning Policy Framework (NPPF) the conservation of locally listed heritage assets will be a material consideration in planning decisions that directly affect them or their setting. Indeed, several appeal decisions across the country have upheld the principle of protecting locally identified assets as a material consideration.

6 How will the local list be used?

The 'Local List' will help to provide awareness of valued components of the historic environment by identifying the features that contribute to their significance. Planners will be aware of the local heritage assets on the list and will be required to give weight to conservation of non-designated heritage assets when considering these assets as material considerations in determining planning applications.

The 'Local List' will be part of the borough's Historic Environment Record and it would be expected that applicants and their agents will take into account the heritage assets on the local list and consider how their proposals can help to conserve and enhance local character at an early stage of development.

7 Criteria for selection

The proposed 'Local List' will include buildings, structures, sites and landscape

features of local importance. Assets can be added to the local list regardless of whether they are sited in conservation areas. The assets will be judged on their significance including:

- Degree of rarity
- Represents a particular historical or architectural trend
- Aesthetic appeal
- Degree of integrity
- Association with particular person or historic social or cultural even

For inclusion within the Local List, a heritage asset must demonstrate at least one of the following criteria:

Architectural and artistic interest.

- Of a high quality of design, construction, craftsmanship or decoration.
- Help to reinforce the individual sense of place because of their physical representation of a particular type/era of architecture and examples of features typical to that architectural period.
- Designed by an architect or engineer of local or national importance or company (such as mining company buildings).
- Representing a significant example of a locally distinctive building style or technique or displaying good use of materials.
- Demonstrate good technological innovation

Historic interest.

- Closely associated with events, development or other aspects of cultural heritage that have played an important part in the locality's history.
- Demonstrating a well documented association with a person, group of people or organisation.
- An example of technical or creative achievement from a particular period.
- Significant in the evolution or pattern of the history of the local area.
- Belonging to an at risk group due to age and/or rarity.

Association with a community or cultural group in the local area for social, cultural, educational, industrial or spiritual reasons or the like.

- Having a special communal attachment to a particular building or place.
- They may be commemorative or symbolic references reflecting the meaning of a place for those who draw part of their identity from it or have emotional links to it within the local community.
- Demonstrating an important cultural role within the local community.

Evidence about past human activity. Their evidential value should be proportionate to their potential to contribute to people's understanding of the past.

- The presence of physical remains of past human activity as a primary source of evidence about the evolution of a local place for example ruins of a building or archaeological remains.

Contribution to townscape character.

- Providing a key local landmark.
- Positively contributing to the setting of an existing statutorily protected heritage asset.

- Having demonstrable townscape value.
- Part of a designed landscape park or garden.

8 Types of assets suitable for nomination:

1. Buildings and structures

- | | |
|---|--|
| <input type="checkbox"/> Domestic | <input type="checkbox"/> Health and welfare |
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Places of Worship |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Street furniture e.g. milestones, boundary walls, lamp posts, post boxes, telephone kiosks, horse related structure |
| <input type="checkbox"/> Commemorative structures e.g. memorials, gravestones/tombs | <input type="checkbox"/> Parks and gardens e.g. water features, fencing/gates, statues |
| <input type="checkbox"/> Educational | |
| <input type="checkbox"/> Industrial | |
| <input type="checkbox"/> Transport e.g. bridges, signal boxes, footbridges | |
| <input type="checkbox"/> Civic e.g. village halls | |
| <input type="checkbox"/> Pleasure e.g. cinemas, | |

2. Landscapes and landscape features

- | | |
|---|--|
| <input type="checkbox"/> Non registered parks and gardens | <input type="checkbox"/> Historic village green |
| <input type="checkbox"/> Historic woodlands | <input type="checkbox"/> Historic field patterns |

3. Archaeological sites

- | | |
|--|---|
| <input type="checkbox"/> Prehistoric sites | <input type="checkbox"/> Historic sites |
|--|---|

9 Who can nominate heritage assets and how?

Anyone can nominate a heritage asset for inclusion in the Local List. If you want to make a suggestion for inclusion to the Local List, what you need to do is complete a Local List nomination form (see back of leaflet), detailing evidence of at least one of the criteria above along with any supporting information considered necessary. Please be advised that the Council is not providing authority for a nominator to enter private land and we cannot accept any liability for personal safety whilst researching nominations.

Please Note: Nominations for the Local List should not be used to frustrate development proposals and will only be considered on the basis of the criteria.

10 Process on developing the Local List

Nominations

Community participation and partnership working is essential to the successful development of the Local List. The identification of the potential buildings and structures that make significant contribution to local character and distinctiveness will be carried out by engaging key stakeholders including Local Councillors, Town and Parish Councils, amenity societies, local history groups, Community Forums,

local residents and members of the public in partnership with the Council for six weeks.

It is important that sufficient information to enable assessment is provided. Information should be from reliable sources and/or including any references. The nomination form will be accessed and be available online at: www.chesterfield.gov.uk

Notification

Directly inform the owner of the nomination and invite them to comment and correct information. Reasonable effort will be made to contact owners of properties and structures selected for local list status.

Selection

A small panel will be formed to assess the nominations. The panel will consist of representatives of the Chesterfield and District Civic Society, NEDIAS, a Council member, the Council conservation officer and a planning officer, a representative of the local history group and a representative of the Town and Parish Councils. The panel's decision will be final and challenges can only be made in light of new information.

Reporting

Responses to the consultation will be reported to Deputy Leader and Executive Member for Planning and reported to Cabinet where the list will be adopted and be a material consideration in planning application decisions.

Inclusion

The nomination of heritage assets for inclusion or removal from the local list will be a continuous process as they are identified. A review of the Local List will be carried out every six months.



NOMINATION FORM

List of Local Heritage Assets

Chesterfield Borough Council is currently inviting nominations for the purpose developing a new **List of Local Heritage Assets** comprising of buildings and other features of the historic environment which are locally distinctive or have particular importance to the local community.

Please provide as much information as possible. THANK YOU very much for helping us on this project.

1. Details of Local Heritage Asset

Name of Heritage Asset		CBC Ref:	
Address/Location of Heritage Asset		Received:	
Heritage asset Type (select as appropriate)	Domestic/Agricultural/Commercial/Educational/Industrial/Transport/Civic/Pleasure/Commemorative/Place of Worship/Street Furniture/Park or Garden/Archaeological site/Landscape feature <i>Please specify (e.g. church, terrace house, warehouse etc)</i>	<i>For CBC use only</i>	
Age of Heritage Asset. Please tick as appropriate			
Pre-1700 <input type="checkbox"/>	1700-1840 <input type="checkbox"/>	1840-1914 <input type="checkbox"/>	1914-1950 <input type="checkbox"/>
Post-1950 <input type="checkbox"/>			
If a definite date is known, what is it?			
Date		Source	
Do you know who the owner is? Please tick			
Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, name and address of owner if known	

2. Reasons for nomination. Please refer to the criteria in the enclosed leaflet

Does it display a notable level of architectural or artistic interest? Please tick		
Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, please explain (e.g. of high quality design, construction, particular type/era of architecture)

Does it have any historic interest? <i>Please tick</i>		
Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, explain (e.g. closely associated with any notable person(s) or events)
Does it have any historic association with a community or cultural group in the local area? <i>Please tick</i>		
Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, explain (e.g. social, cultural or spiritual reasons)
Does it have any evidence about past human activity? <i>Please tick</i>		
Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, explain (e.g. archaeological remains, ruins)
Does it contribute to the visual character of the town or village or form significant landmark? <i>Please tick</i>		
Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, explain (e.g. does it form a significant landmark, a focal point, is visually dominant)

3. Additional Information

Additional information (e.g. reference sources, archives, personal views)		
Supporting information. <i>Please tick</i>		
Photographs <input type="checkbox"/>	Maps <input type="checkbox"/>	Other (<i>specify</i>)
Your details/contact: NB: this information will not be publically available		

Please send your completed form together with relevant supporting information to:
 Conservation Officer, Chesterfield Borough Council, Planning Services, Town Hall, Rose Hill
 Chesterfield, Derbyshire S40 1LP or scott.nicholas@chestfield.gov.uk

THANK YOU