

Local Heritage Assets

Guidance on Selection Criteria



What is a Local Heritage Asset?

An undesignated heritage asset, which has special local architectural or historic interest and contribute to the character of the neighbourhood area. The selection process provides information on the location of these assets and what it is about them that is significant.

The National Planning Policy Framework states that local planning authorities should give consideration to undesignated heritage assets:

“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 directly or indirectly affect 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.”.

(Para 203, NPPF, MHCLG, July 2021)

It also goes on to identify that this provides an opportunity to discover unidentified heritage assets in the process, which may form part of the historic environment record.

The significance of a heritage asset can be wider than the traditional focus on historic and architectural interest and character and appearance historic and architectural interest and character and appearance.

Assets may also gain their significance from economic, social and environmental factors, which may include culture, social history, patterns of settlement and local figures.

Local heritage assets are not included in the national list of buildings of special architectural or historic interest and therefore are not protected by statutory designations. Buildings, structures and archaeological sites or parks and gardens included in the neighbourhood plan will be given special consideration in the planning process, when decisions are made on development proposals, which affect them.

Selection Criteria and Principles

Historic England has produced 'Local Heritage Listing: Historic England Advice Note 7' (2nd Edition) in January 2021. This is a good practice guide for local listing which sets out what to consider when developing local selection criteria.

The following proposed selection criteria are based upon the criteria identified in Historic England's guide and are organised under the general headings of Historic Interest and Architectural Interest.

For inclusion heritage assets must be of architectural or historical interest, or both of these criteria.

Architectural Interest - Heritage assets which are locally important for the interest of their architectural design, decoration, materials or craftsmanship. These include locally important examples of particular asset types, which demonstrate good design qualities, including form, proportions, attention to detail, innovation and articulation. The building or structure should be a well-executed example of a particular architectural style and contributes to local character.

Historical Interest - Heritage assets which illustrate important aspects of the parish's social, economic, cultural, industrial, religious or military history. These include buildings and other structures, which have a close historical association with locally important people, families or events. These assets may be representative of a particular phase of the parish's history, including those with communal, spiritual, cultural or artistic importance.

General Principles of Selection:

- Aesthetic merits
- Age and rarity
- Group value
- Intactness (state of originality)
- Landmark qualities
- Social and communal value

General Principles of Selection

AESTHETIC MERITS

The appearance of an asset is an important consideration in the selection process. This includes assets, which reflect local traditions of design, craftsmanship and materials. The asset may be highly decorative, or of plain form and detailing, but should have aesthetic appeal. Selection may consider the wider contribution of the building, structure or group to the local townscape, as well as, parks and gardens.



AGE AND RARITY

The older an asset is and the fewer surviving examples of its type, the more likely it is to have local interest. Most buildings in original or largely unaltered condition which date from before 1840 are included on the national list. The newer the heritage asset is, the greater the need to justify its inclusion, although there is no age related cut off date. The rarer the building heritage asset the more valuable it is.



GROUP VALUE

Certain buildings or structures are part of a larger group of similarly designed buildings or structures, which together create a distinctive local environment.

Examples include houses in a terrace, different buildings in an estate designed by the same architect which share common design features, a range of buildings in a similar architectural style, and buildings which use the same palette of locally distinctive materials.



INTACTNESS (State of Originality)

A building's architectural and historic interest may have been devalued via cumulative intervention and inappropriate repairs. The more intact and 'complete' a building is the greater likelihood it is to be considered for local listing.



LANDMARK QUALITIES

Assets which, due to their scale or location, stand out positively in their surroundings or contribute to the visual amenity locally. They create visual interest and contribute to the local townscape due to their scale and location. Their position might be on a corner plot where they act as a focal point in the streetscene or on a site where they can be seen in longer views.



SOCIAL AND COMMUNAL VALUE

Buildings, sites or spaces, which have associations with local social or economic activities, events, traditions, practices or wider history.

They are often perceived as a source of local identity, distinctiveness, social interaction or coherence. Such properties may be based on intangible aspects of heritage such as the 'collective memory' of a place.



Nomination Categories

The following nomination categories include a wide range of heritage assets, which might be considered for local listing in the neighbourhood plan:

- Agricultural buildings, including farmhouses and barns.
- Archaeological sites and monuments.
- Civic and other public buildings.
- Commercial and industrial buildings, including pubs, hotels and industrial premises.
- Community centres and meeting rooms, including church halls.
- Domestic/residential, including detached, semi-detached and terraced houses. Includes both private and public housing.
- Educational buildings, including schools.
- Graveyard, cemetery and funerary structures, including monuments, statues, tombstones and mausolea.
- Health and welfare buildings, including clinics and hospitals.
- Industrial features and structures.
- Leisure/sports/recreational buildings, sports pavilions and clubhouses.
- Military structures, including war memorials.
- National utilities and communications structures, including those associated with gas, electricity and water.
- Places of worship, including churches and chapels.
- Public parks, gardens and other open spaces.
- Street furniture, including distance markers, drinking fountains, horse and cattle troughs, pillar boxes, phone boxes, walls, railings, gates and paving.
- Transport-related structures.

The Need for Evidence

It is important to ensure that the inclusion of an asset in the neighbourhood plan is based on robust evidence demonstrating its significance. The information gathered on each asset will provide key baseline data on the location and significance.

Photographs taken during the survey will provide a record of each item for future reference and support the illustration of the document.

All surveys undertaken should be fully completed as the information gathered and recorded will be used to support the case for inclusion in the neighbourhood plan.

Useful Links and Resources

Local Heritage Listing: Historic England Advice Note 7

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>