



Planning Policy Committee – 22 July 2013

Local List of Heritage Assets

Purpose of report

This report informs the Committee of the work carried out to date in respect of a draft local list of heritage assets, and recommends public engagement on the proposals.

Attachment(s)

Appendix 1: Draft Local List

Appendix 2: Local Listing Assessment Form

1.0 Background

- 1.1 A local list of heritage assets (commonly referred to as a 'local list') is a list of structures identified as having a degree of historic and/or architectural significance that merit consideration in planning decisions. Primarily it provides a means of highlighting buildings that may not meet the requirements of statutory/national listing, but are nevertheless valued at a more local level.
- 1.2 The creation of a local list is supported by the National Planning Policy Framework (NPPF), which states that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. The NPPF places an emphasis on 'sustaining and enhancing the significance of heritage assets' and recognising that heritage assets are an 'irreplaceable resource' and should be conserved 'in a manner appropriate to their significance'.
- 1.3 In determining applications that affect heritage assets or their setting, the NPPF requires, among other things, that local planning authorities should take a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.
- 1.4 While the NPPF contains policies that apply to undesignated heritage assets, local listing provides a more sound, consistent and accountable means of identification of such assets. Also, such lists are further supported by local policy which adds more weight to the decision making process.
- 1.5 Local listing does not affect permitted development rights, nor does it generate any additional prior consent applications.

2.0 Development of a local list

- 2.1 The emerging Local Plan provides an ideal opportunity to incorporate a local list of heritage assets into district-wide policy.
- 2.2 Currently, the Rural North, Oundle and Thrapston Plan includes a local list which covers the plan area. The production of this list was compiled by the Rockingham Forest Trust in conjunction with community groups; the work was funded by English Heritage.

- 2.3 Extensive survey work was carried out in 2008 in terms of the heritage assets contained within area of the district not covered by the Rural North, Oundle and Thrapston Plan. A list of eligible structures for inclusion on a local list was produced. The draft list forms appendix 1.
- 2.4 The work referred to above was carried out using a local listing assessment methodology that was produced by the Northamptonshire Conservation Officers' Forum. This assessment takes the form of a point system, using criteria adapted from national designation. This assessment methodology was also used by the Rockingham Forest Trust as part of the local listing work which fed into the Rural North, Oundle and Thrapston Plan. A copy of the assessment form is at appendix 2.
- 2.5 Given the passage of time since the initial study, the structures on the draft list will need to be re-assessed to see whether they still meet the criteria. In due course, the list contained with the Rural North, Oundle and Thrapston Plan will also require reviewing.

3.0 Community Engagement

- 3.1 Community engagement is fundamental to the process of local listing. In this regard it is recommended that the relevant town and parish councils are sent a copy of the draft list for comment, as well as blank assessment forms so that they can assess and put forward further structures. In addition, it is advised that all properties on the draft list are sent information about the work and given the opportunity to provide comments on the proposals.
- 3.2 In addition to the above, it is suggested that a workshop event is held in order to inform and train representatives from the relevant town and parish councils in understanding local listing, and carrying out local listings surveys.
- 3.3 Following the consultation all information will be reviewed and a further report will be brought back to the committee to consider the representations received.

4.0 Equality and Diversity Implications

- 4.1 There are no equality and diversity implications arising from the proposals.

5.0 Legal Implications

- 5.1 There are no legal implications arising from the proposals.

6.0 Risk Management

- 6.4 There are no significant risks arising from the proposed recommendations in this report.

7.0 Financial Implications

- 7.1 There are no financial implications arising from the proposals.

8.0 Corporate Outcomes

- 8.1 It is considered that the proposals will help deliver the following corporate outcomes:
- Good Quality of Life – Sustainable – High quality built environment
 - Strong Community Leadership – A proactive and listening council
 - Effective Management – Good use of resources

9.0 Recommendation

- 9.1 The Committee is recommended to note the contents of the report, and approve public engagement on the local listing proposals

(Reason – To assist with the production of the Local Plan)

Legal	Power: Planning (Listed Buildings and Conservation Areas) Act 1990				
	Other considerations: National Planning Policy Framework				
Background Papers:					
Person Originating Report: Lloyd Mills, Senior Conservation Officer – lmills@east-northamptonshire.gov.uk – 01832 742133					
Date: 4-July-2013					
CFO		MO		CX	

(Committee Report Normal Rev. 22)

Appendix 1 – Draft Local List for area not covered by RNOTP

Chelveston cum Caldecott

- CC1 – Church House, Caldecott Road
- CC2 – Former School & School House
- CC3 – Cottage, High Street, Chelveston

Hargrave

- HG1 – Top Farm & 2 Adjacent Barns, Church Street
- HG2 – Former School/Village Hall, Church Road
- HG3 – Hargrave Hall, Church Road
- HG4 – Telephone Box, Church Road
- HG5 – Bottom Farmhouse & adjacent stable range

Higham Ferrers

- HF1 - Duchy Farm, Chelveston Road
- HF2 - Methodist Church, High Street
- HF3 – The Carriage House, Wood Street
- HF4 – Public Library, formerly St Mary's Parish Rooms, Midland Road
- HF5 – Factory Offices, formerly Charles Parker, Midland Road
- HF6 – Frank Thomas, Midland Road
- HF7 – Alms House, John White Close
- HF8 – Cemetery Gate House, Saffron Road/Vine Hill Drive
- HF9 – Alms Houses, 54-64 College Street

Irthlingborough

- IR1 – 25-35 Lime Street
- IR2 – Baptist Cahpel, Meeting Lane
- IR3 – War Memorial, Finedon Road
- IR4 – Methodist Church, College Street
- IR5 – Factory, 30 Victoria Street
- IR6 – Farmhouse, 176 Wellingborough Road
- IR7 – House & Workshop, 123 High Street and 1 Bakers Lane
- IR8 – House, 110 High Street
- IR9 – House, 92 High Street
- IR10 – 15 Park Street
- IR11 – Post Office, High Street

Newton Bromswold

No buildings identified

Raunds

- RD1 – Brook Farm House, Brooks Road
- RD2 – Austin House, 14 North Street
- RD3 – 3-5-7 North Street
- RD4 – Raunds Town Council Offices
- RD5 – Wellingborough Works Arch & 4 attached house 1 – 7 Wellington Road
- RD6 – 18-20 Thorpe Street
- RD7 – Warwick House, 21 Thorpe Street
- RD8 – Thorpe Villa, 57 Thorpe Street
- RD9 – Ferndale House, 10 Primrose Hill
- RD10 – Berristers, 4 Berristers Place
- RD11 – War Memorial, St Mary's Churchyard, High Street
- RD12 – Cemetery Chapel, London Road
- RD13 – Raunds Methodist Church, Brook Street

Ringstead

RS1 – 11 Church Street

RS2 – Axe & Compass PH, Carlow Road

Rushden

RH1 – Club, 80 Higham Road

RH2 – Former Birch Bros Coach Station, Higham Road

RH3 – Rushden Station, Goods Shed & Signal Road

RH4 – Independent Wesleyan Chapel, High Street

RH5 – The Feathers Public House, High Street

RH6 – HSBC Bank, High Street/College Street

RH7 – National Westminster Bank, High Street

RH8 – Wheatsheaf Public House, High Street

RH9 – 23 High Street South

RH10 – DW Sherwood Antiques, Little Street/Harborough Road

RH11 – Baptist Church, Park Road

RH12 – Council Buildings, Park Road/Newton Road

RH13 – Carnegie Public Library, Newton Road

RH14 – Factory, 27 Victoria Road/Rectory Road

RH15 – Former Cinema, College Street

RH16 – Elite Works, Sartoris Road

RH17 – Rushden Heel Co, Windmill Road

RH18 – Windmill Club, Glassbrook

RH19 – Factory/Workshop, 1 East Grove

RH20 – Former Warehouse, Wellingborough Road/Skinners Hill

RH21 – Factory, William Claridge, Wellingborough Road/Skinners Hill

RH22 – Enterprise Works, Shirley Road

RH23 – House & Factory, 68-70 Harborough Road

RH24 – Former Fire Station, Newton Road

RH25 – Factory, Formerly WH Chapman, Cromwell Road

RH26 – Factory, Fred Hawkes, Portland Road

RH27 – Factory Warehouse, Park Street

RH28 – Machinery Factory, Midland Road

RH29 – Church of St Peter, Midland Road

RH30 – Factory, Fitzwilliam Street

Stanwick

SW1 – Beulah Cottage, 57 East Street

SW2 – Former School/Village Hall, High Street

SW3 – House attached to former school, Spencer Parade

SW4 – Telephone Box, High Street

SW5 – Shop, 4 High Street

SW6 – War memorial, Churchyard of St Lawrence, Church Street

SW7 – Hillstone Farmhouse, Hillstone Close

1/ AGE OF BUILDING/STRUCTURE pre 1700 (50 points)
1700 – 1840 (35 points) SCORE []
1840 – 1914 (20 points)
1914 onwards (10 points)

2/ CONDITION/COMPLETENESS Excellent – retention of original planform/
materials/details & setting (35 points)
Good – some deterioration/loss of original
details but generally retaining original
character. (25 points)
Average – significant loss of original feat-
ures, some modern additions. (15 points) SCORE []
Poor – deterioration and lack of original
features/materials. Significant modern
additions. (5 points)

**3/ DESIGN CHARACTER &
ARCHITECTURAL MERIT** Particularly unusual example, locally distinct.
Outstanding example of a style/high level of
detail. Well known local architect or example
of an architect whose other work includes
listed buildings. (30 points)
Generally typical of its period. Some fine
detail, locally significant. (20 points) SCORE []
Plain form and detail, low intrinsic merit,
Relatively common type. (10 points)

4/ USE OF MATERIALS Largely constructed of local materials or
having technological innovation. (15 points)
Significant use of local materials. (10 points) SCORE []
Little use of local materials, modern
replacements. (5 points)

5/ SCENIC VALUE Pivotal, key or landmark structure within its
surroundings or landscape. (25 points)

	<p>Important group member within a public scene. (20 points)</p> <p>Important for historical continuity/interesting structure/view of more than one elevation from public space. (15 points)</p> <p>Limited view from public realm (10 points)</p>	SCORE []
6/ ACCESS (Buildings only)	Available for regular internal public access (5 points)	SCORE []
7/ VIABILITY	<p><u>High</u> – capable of beneficial use/re-use or sympathetic development. Should definitely be retained. (25 points)</p> <p><u>Medium</u> – might have beneficial use/re-use and should be retained. (15 points)</p> <p><u>Low</u> – no obvious beneficial use/re-use but worthy of retention. (5 points)</p>	SCORE []
8/ HISTORIC ASSOCIATION	Strong association with an important element of social history or historic events. Or can be identified with locally or nationally famous people. (10 points)	SCORE []
TOTAL SURVEY SCORE _____		
9/ TO BE SCORED BY INDEPENDENT PROFESSIONAL		
<p>THEMATIC VALUE: thematic consideration to be scored on a comparative basis. (In relation to other examples of structures of this type across the County) Maximum score of 25 points.</p>		
		SCORE []
<p>TOTAL SCORE (SURVEY + THEMATIC VALUE) (Threshold for Local List = 125)</p>		[]
<p>RECOMMENDED FOR INCLUSION ON THE LOCAL LIST OF EAST NORTHAMPTONSHIRE COUNCIL.</p>		
		YES / NO

