Mansfield District Council

Local Heritage Assets: Criteria

Mansfield District Council
Creating a District where People can Succeed

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Local Heritage Asset: Criteria

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1.0 INTRODUCTION

1.1 The historic environment is an asset of enormous cultural, social, economic and environmental value that reflects the shaping hand of human history. The most obvious features of this environment are the historic structures, the settings of which, and the relationship between structures, townscapes and landscapes, are important factors contributing to their significance. Within this historic environment certain elements are nationally recognised and statutorily protected and although legislatively they are collectively known as 'Heritage Assets' they are more often referred to as Listed Buildings, Conservation Areas, Scheduled Ancient Monuments and Registered Parks and Gardens. There are however many features of the environment which are considered important and valued by the community, at a local level, as they reinforce local identity, distinctiveness, character and a sense of place, and although these features do not meet the strict criteria for statutory listing they do make a significant contribution to the locality where they are situated.

1.2 The Government recognises the importance communities place on their local heritage features, referring to those not statutorily recognised as 'non-designated heritage assets, within its 'National Planning Policy Framework'[1] where it defines a 'heritage asset' 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 assets include designated heritage assets and assets identified by the local planning authority (including local listing)'*.

1.3 The Council recognises the valuable contribution that local identity plays within the community and the growing emphasis on the need to promote 'local distinctiveness'. Pressures from developments have highlighted this need for definition, protection and preservation of this natural and built heritage. It is therefore important that the Council has a set of criteria with which to identify such 'non-designated heritage assets'.

1.4 It is the Councils aim through working with local communities to identify those local heritage assets of importance so raising the profile of local distinctiveness and their special interest.

[1] www.communities.gov.uk (March 2012) – National Planning Policy Framework.

2.0 WHAT IS A NON-DESIGNATED LOCAL HERITAGE ASSET

2.1 'Non-designated heritage assets' are those assets identified by the Local Planning Authority that are not statutorily recognised (i.e. not being listed, scheduled, registered or designated as a Conservation Area). The Government refers to 'local listing' within its NPPF, with all assets of this nature recorded on a 'local list'. The term 'local listing' and 'local lists' are uniformly recognised therefore assets of local importance will be collectively known within this document as 'local heritage assets'.

3.0 CRITERIA FOR THE SELECTION OF LOCAL HERITAGE ASSETS.

3.1 The local list has the capacity to include all types of local heritage assets, it is however considered essential to establish a set of criteria to substantiate the inclusion of an asset onto the local heritage list. As it is considered that the sounder the basis for the addition of an asset onto the list the greater weight that can be given to preserving its significance and heritage interest.

3.2 In order to implement a consistent approach to identify the many different types of local assets within Mansfield's historic environment the Council has reviewed various heritage-related guidance[2] in addition to the principles of selection for listed buildings[3]. The Council considers that utilising the criteria highlighted in English Heritage guidance 'Good Practice Guide for Local Heritage Listing' and also those criteria used to assess national designation, supported and adapted with the aid of the other heritage-related guidance, so by focusing on local distinctiveness rather than national importance, is the optimum route.

3.3 Throughout existing heritage guidance there seems to be a consistent theme of identifying heritage assets because of their interest and significance. The types of 'interest', as referred to in the statutory criteria, focuses on '*architectural, historic, archaeological and artistic'* with the '*rarity'* and '*age*' of the construction also being considerations. The National Planning Policy Framework refers to the '*significance of assets'.* With significance being defined within English Heritage's 'Conservation Principles[4]' as the '*cultural and natural heritage values*' and referring to values of '*evidential, aesthetic, communal and historical association.*

3.4 It is therefore considered that if the local heritage asset is identified as having at least one element of interest, then the determining factor would be to consider its significance in relation to its values. All heritage assets are however unique and might not fit the standardised assessment process. So in determining whether a local heritage asset merits inclusion on the local list the selection criteria will also consider the assets uniqueness as part of the process and focus on the following considerations:

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[2] www.communities.gov.uk (March 2010) PPS5 Planning for the historic environment: Historic environment planning practise guide.
www.english-heritage.org.uk (May 2012) Good Practice Guide for Local Listing.
[3] www.communities.gov.uk (March 2010) – Principles of selection for listing buildings.
[4] www.english-heritage.org.uk (April 2008) – Conservation Principles, policies and guidance for the sustainable management of the Historic Environment.

INTEREST

- Architectural – identified because of their design, decoration, construction, craftsmanship or physical representation of a particular style or period of architecture. Physical presence within the environment or for the group value of a range of assets.
- Historic – indentified because of their important aspects of social, economic, cultural or historic importance or for the group value of a range of assets.
- Archaeological – does the site contain information about the historical development of places and past associations with the people who inhabited them, evidence should be sufficiently compelling to be able to be substantiated and identified.
- Artistic – asset is identified because of the creative skill in its creation, design or later alteration, whether through sculpture, painting, method of decoration, planting or landscape arrangement, depicting a specific style/era or pattern of settlement.
- Rarity – whether a building, archaeological site, landscape feature or settlement, it must exemplify a design, settlement pattern, or other quality that is in itself uncommon, either to the locality, district or wider region. A building for example may be of considerable age but may not be rare. As such rarity should be tailored to, or adjusted, to take account of locality and distinctive characteristics.
- Age – The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics, periods of development and settlement and the styles of the era.

VALUES - SIGNIFICANCE

- Aesthetic – creative qualities, design of a building, structure or a designed landscape as a whole (park and garden), its composition and/or material use, planting, decoration, detailing or craftsmanship. May have strong communal or historical associations (landmark) or any other distinctive local characteristics.
- Communal - of local identity, distinctiveness, social interaction and/or contributes to the “collective memory” of a place.
- Historic association - the asset is enhanced by a significant historic association of local or national note, including links to important local people or past events.
- Evidential - historic written record.

3.5 It is considered that this selection criterion provides a set of clearly-defined, coherent and concise criteria, with which the Council will identify local heritage assets across its District.

4.0 THE IMPACT ON THE LOCAL HERITAGE ASSET OF INCLUSION ON THE LOCAL LIST.

4.1 The inclusion of a heritage asset on the local list will not change any of the planning controls affecting its alteration or demolition. Many buildings have permitted development rights which allow some minor building operations and in some case demolition can be carried out without recourse to planning or other permissions. However, the rules are complex; it is therefore recommended that advice should be sought from the Council's Development Control section. In Conservation Areas, the Government has removed many of these permitted development rights and some form of consent is often required.

4.2 Where Planning Permission is required for works affecting (directly or indirectly) a local heritage asset, the Local Planning Authority, in assessing planning applications, will take into account the assets special architectural or historic interest. Any proposals should respect the asset's significance or interest and should preserve or enhance it. This does not mean that it should be preserved exactly as it is, but that any alteration should be carried out in a sympathetic manner, using high quality design. NPPF directs us to identify any harm to the significance of a heritage asset resulting from a proposal and take this into account when weighing up applications.

4.3 It is hoped that the unique qualities of the building, recognised through its inclusion on the local list, will encourage owners to take pride in the care of their heritage asset. This will be particularly important where the proposals are outside the control of the Local Planning Authority. In such cases it is intended that this document will act as a basis for good practice.

4.4 Under schedule 2 of the Town and County Planning (General Permitted Development) Order 1995, a general planning permission is granted for a range of minor developments. In the case of demolition although prior notification to the Local Planning Authority is necessary, planning consent is not always required. Where it is considered by the Council that an extension, alteration or loss of features would be detrimental to the asset or, where it is considered that the asset is at risk through demolition, the Council is able to introduction what is known as an Article 4 Direction. This enables the Council to make certain directions withdrawing permitted development rights and demolition; it does not in itself prohibit any action, but means that a landowner is required to seek planning consent.

4.5 It is the intention of the Council to seek Article 4 Directions in these circumstances, where it is considered necessary to protect local amenity or wellbeing of the area, and only to ensure that any permitted development is given due consideration.

5.0 WHAT ARE THE RELEVANT PLANNING POLICIES?

5.1 The compiling of a local list of local heritage assets which make a significant contribution to local character and distinctiveness is supported and encouraged both nationally through central government legislation and within English Heritage's good practice guidance[5].

[5] www.english-heritage.org.uk (May 2012) Good Practice Guide for Local Heritage Listing.

5.2 Legislation in the form of the National Planning Policy Framework sets out the Government planning policies for England and how these are expected to be applied. Whilst this document does not change the status of the Council's emerging Local Plan as the starting point for planning decision-making in Mansfield, the National Planning Policy Framework is still a material consideration in planning decisions that directly affect assets or their setting. Nationally, the Government reiterates this within paragraph 135 of its National Planning Policy Framework, which 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".

5.2.1 Section 12 (paragraphs 126-141) of the National Planning Policy framework covers all aspects of the historic environment. Paragraph 126 makes the Government's position on heritage very clear, stating that:

"*Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, 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 or enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The wider social, cultural, economic and environmental benefits that conservation for the historic environment can bring; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place."

5.2.2 With specific regard to the significance of heritage assets in section 17, core planning principle no.10 of the National Planning Policy Framework, states:

"*Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*"

5.3 It is therefore considered that local heritage assets which the community considers makes a significant contribution to local character and distinctiveness are an environmental asset. In particular those non-designated heritage assets with historic value form part of the cultural heritage and are in themselves finite resources, which once lost cannot be replaced.

5.4 There are currently no policies in relation to local heritage assets within the saved Mansfield District Local Plan (1998), therefore the following explanation and interim policy are being proposed, and it is anticipated that these will be developed and defined within the forthcoming New Local Plan.

5.4.1 Development which affects any local heritage asset should promote its conservation, enhancement and setting. Development, including new build, reuse of, or alterations affecting heritage assets, should respect, conserve and enhance the character and quality of the asset and the surrounding local environment.

Interim Policy.

Development proposals that affect any local heritage asset will be required to sustain or enhance the significance of the asset and its setting. Proposals involving demolition of a local heritage asset will be resisted unless sufficient justification on the proposed scheme and its public benefits is provided to outweigh the harm caused by the loss of the asset.

6.0 HOW AND WHEN ARE LOCAL HERITAGE ASSETS IDENTIFIED?

6.1 Council's have a duty to prepare and review character appraisals for Conservation Areas. The appraisal provides detailed consideration to those townscape features, buildings and spaces that provide Conservation Areas with their distinctive character interest. One aspect of the appraisal process, with particular relevance to local heritage listing, is the identification of unlisted buildings that make a 'positive contribution' to the character of the Conservation Area. For these identified buildings to be considered as local heritage assets they would need to satisfy the requirements set out by the selection criteria.

6.2 The Historic Environment Records (HER) held and updated by Nottinghamshire County Council which identifies several types of heritage assets, both designated and non-designated. In terms of non-designated assets, those presently identified on the HER include non-registered parks and gardens, local interest buildings, schools, farms, bridges, archaeological areas/find spots and historic village cores. Information continues to be gathered through studies relating to these and other non-designated assets and areas. Site plans, historic maps, GIS plotted systems and references are also contained within the HER.

6.3 During informal preliminary discussions regarding a development proposal, it may emerge that a site affected by the proposal meets the criteria, as appearing within this document, for identification as a local heritage asset. If this is the case, the applicant, will be informed and be required to produce a heritage statement at the application stage.

6.4 If no preliminary discussions have taken place and an application for planning permission is submitted, it may emerge that the site affected may be identified as a local heritage asset. The applicant may be required to submit a heritage statement to substantiate the application.

7.0 ADDING TO THE LOCAL LIST.

7.1 The local heritage list will be periodically reviewed and updated and as a result additional assets may be added or removed from the list. The local community is

encouraged to recommend assets to be added to the local heritage list by completing a form (included with this document or can be downloaded from www.mansfield.gov.uk) and submitting it, with a site plan and photographs, to the address shown at section 12. All assets will be carefully considered against the Council's adopted criteria as set out above. Any new proposal should include address/location, a description, and a photograph and identify which of the non-designated heritage asset criteria are considered to be met. Any proposals for additions will be processed and go through the same process of validation and adoption, and notification, as the initial list.

7.2 Owners may challenge the inclusion of an asset onto the register by demonstrating and justifying that the asset does not meet any of the adopted criteria. Mansfield District Council in conjunction with a select panel will determine the interest, value and significance of the asset.

This should be done in writing to the following address:

Mansfield District Council,
Conservation and Heritage Section,
Planning and Regulatory Service
Civic Centre
Chesterfield Road South
Mansfield.
Nottinghamshire
NG19 7BH

8.0 NOTIFICATION

8.1 Owners of individual properties and structures, where known, will be notified in writing that their building or structure has been determined to be a local heritage asset and so included on the local list, and will be sent copies of this guidance.

8.2 All local heritage assets will be added to the County Council's Historic Environmental Record and the District Council's database and files and will be plotted onto electronic Geographical Information System (GIS) map layers used for Development Control purposes. The local list will be forwarded to Nottinghamshire County Council for inclusion on their records.

9.0 DO I NEED LISTED BUILDING CONSENT FOR WORKS, REPAIRS OR ALTERATIONS, TO A LOCAL HERITAGE ASSET?

9.1 Listed building Consent is not required for work to a local heritage asset, only for work to statutorily listed buildings.

9.2 Some works may not require planning permission but should still be carefully considered. The removal of historic features or details can harm the special interest of the local heritage asset and adversely affect its value. It is advisable to contact the Council's Development Control section for advice before proceeding with any works.

10.0 SOURCES OF FURTHER INFORMATION.

10.1 Many groups and societies produce information for specific periods or types of architecture and can be very useful for identifying local heritage assets. Useful sources of information include:

- English Heritage www.english-heritage.org.uk
- Nottinghamshire County Council www.nottinghamshire.gov.uk
- The Victorian Society www.victoriansociety.org.uk
- The Georgian Group www.georgiangroup.org.uk
- The Twentieth Century Society www.c20society.org.uk
- Society for the Protection of Ancient Buildings www.spab.org.uk
- Council for British Archaeology www.archaeologyuk.org
- Institute for Archaeologists. www.archaeologists.net
- Sherwood Archaeological Society www.sherwood-archaeology.co.uk
- Institute for Historic Building Conservation www.ihbc.org.uk
- Old Mansfield Society www.old-mansfield.org.uk
- Mansfield Woodhouse Society. www.mansfieldwoodhouse.info
- Heritage Gateway. www.heritagegateway.org.uk
- War Memorial Trust. www.warmemorials.org
- Department for communities and Local Government www.communities.gov.uk
- Pevsner's architectural guides.

Please note this list is not exhaustive and other groups or organisations may also prove useful.

11.0 FURTHER ADVICE

Conservation and Heritage Section
Planning and Regulatory Service
Mansfield District Council
Civic Centre
Chesterfield Road South
Mansfield.
Nottinghamshire
NG19 7BH

Tel: 01623 473700 or 01623 463806.

www.mansfield.gov.uk

conservationanddesign@mansfield.gov.uk

Mansfield District Council
Local Heritage Asset Identification Form

Nominee details.

Name:
Address:

Contact details:

Survey details.

Date of survey:

External inspection from public space: ( )
Complete external inspection: ( )
Full inspection (including internal): ( )

Local Heritage Asset.

Name of asset:
Address/Location of asset:

Additional supporting documentations:
(If supplied)

Photographs ( )
Other pictures (referenced) ( )
Documentation (referenced) ( )
Plans/elevations ( )
Site location plan ( )

General description and setting of asset within townscape

Comments:

Further information:

Within or adjacent to a designated heritage asset (if known) ( )

Risk status of proposed asset

Grave risk ( ) At risk ( )
Vulnerable ( ) Not at risk ( )

This leaflet can be provided in a variety of formats if required. Please do not hesitate to contact us on 01623 463463 if you require interpretation of this form or need help reading it.

Polish
W razie potrzeby możemy dostarczyć tę broszurę alfabetem Braille'a lub w powiększonym formacie. Jeżeli potrzebuje Pan(i) wyjaśnienia tego tekstu lub pomocy w przeczytaniu go, prosimy o skontaktowanie się z nami pod numerem 01623 463463.

Turkish
Bu broşür, talep edildiğinde, körler alfabesi (Braille) ya da büyük baskı formatında elde edilebilir. Bu formun çevirilmesini ya da okunmasında yardım isterseniz, lütfen 01623 463463 numaralı telefondan bizimle temasa geçmekten kaçınmayınız.

Cantonese (Chinese Traditional)
如果需要，我們可以提供這份傳單的盲文版本或大字印刷體版本。如果你要求翻譯或者需要幫助來閱讀這份表格，請別猶豫，致電 01623 463463與我們聯係。

Latvian
Šī buklete ir pieejamā Braiļa vai palielinātajā drukā, ja tas ir nepieciešams. Ja jums nepieciešams šī bukleta tulkojums vai palīdzība tā lasīšanā, lūdzu, sazinieties ar mums pa tālruni – 01623 463463.

Russian
Этот буклет может быть напечатан шрифтом Брайля или более крупным шрифтом. Если вам необходима помощь с переводом или чтением этого буклета звоните по тел. 01623 463463.

Urdu
یہ لیف لیٹ، بوقتِ ضرورت، بریل یا بڑے پرنٹ میں بھی مہیا کیا جا سکتا ہے۔ اگر آپ کو اس فارم کا ترجمہ چاہئے ہو یا آپ کو اس کے پڑھنے میں مدد چاہئے ہو تو برائے مہربانی ہم سے اس نمبر پر 01623 463463 رابطہ کرنے میں بلکل نہ ہچکچائے گا۔

Bengali
প্রয়াজন অনুযায়ী এই লীফলট ব্রইল অথবা বড় অক্ষরর আকার দওয়া যাব । এই ফরমর অনুবাদর প্রয়াজন হল অথবা এটা পড়ত সাহায্যর দরকার হল 01623 463463 নাম্বার আমাদর সাথ যাগাযাগ করত দ্বিধা করবন না ।