

Interim Policy for Locally Listed Buildings

Approved by Full Council December 2011



Interim Policy for Locally Listed Buildings

Locally Listed buildings are buildings or structures that are locally valued and comply with some or all of the following Local Listing criteria:

- **Architectural significance:** Buildings/structures that show their architectural significance through: their design, plan or materials used in construction, local architectural importance/history/design, associated with local historic events or well-known local architect/developer; and/or materials used.
- **Historic importance:** Buildings/structures that illustrate: local architectural history or design; associations with local historic events; strong community or socio-economic development significance; and/or associations with people of local/ national importance that have lived at the address for a significant period of time.
- **Contribution to the local built environment:** Building/structures that demonstrate their contribution to the local landscape or urban/rural area. This includes buildings that have demonstrated a contribution through their size/impact upon the skyline / prominent position (such as a street corner), from forming part of a larger group of contemporary buildings or having formerly been within the curtilage of or abutting a statutory listed building.

In the past locally important buildings that do not warrant being Nationally Grade Listed, have been lost and or subjected to unsympathetic alterations or additions, particularly those not located in a conservation area. Therefore, the establishment of a local list provides recognition of the architectural or historic value of such locally valued properties and adds to Broxbourne's record of its local historic environment.

Planning Policy Statement 5: Planning for the Historic Environment supports the production of Local Lists. Policy HE2 states that local planning authorities should have evidence about the historic environment and heritage assets in their area and that this be publicly documented. Access to a Historic Environment Record should also be maintained. PPS5 can be viewed at: <http://www.communities.gov.uk/publications/planningandbuilding/pps5>

A Local List provides a greater level of protection than if a building/structure or landscape were not included on a Local List and it also enables important architectural, historical and or locally valued features to be maintained for the benefit of the local community and for future generations to admire. Overall, a local list helps to create an attractive street scene and adds character and local distinctiveness to the surrounding area. In some circumstances a local listing could potentially add value to a property – as its importance has been formally recognised and could be a unique selling point. Therefore, there will be a presumption in favour of retention of locally listed buildings unless otherwise justified.

At present the [Broxbourne Local Plan](#) does not contain any policies covering Local Lists. A new interim planning policy has therefore been agreed to help determine planning applications for buildings that have been included on the Local List. The interim policy does not form part of the development plan and will therefore be a material consideration in the determination of planning applications. The Council intends that it will be formalised as part of the forthcoming Development Management Policies DPD.

Locally Listed buildings do not have the same level of protection as Nationally Listed buildings or Scheduled Ancient Monuments. Buildings on the Local List still have permitted development rights which permit amongst other works certain alterations to dwelling houses (including their curtilage). Therefore, buildings of local interest may be susceptible to alterations and even demolition in the future as permitted development rights limit the control that Broxbourne Council has to protect them. However, the proposed demolition of any building in a Conservation Area requires consent.

Interim Policy 1 for Locally Listed Buildings

Proposals that affect a building/structure or landscape included on the Local List should demonstrate that they safeguard the relevant features of the building and its setting in order to ensure that the appearance, character and setting are respected. Unsympathetic alterations or additions without good justification are not acceptable. Any application should have regard to the following matters:

- the effect the proposal will have on the external elevation(s)
- whether any original features will be lost or altered as a result
- whether the proposal affects aspects that led to the building being nominated, if so to what extent and can this be avoided
- whether the materials and colours proposed are sympathetic to those used originally
- whether the style and proportions of additional or altered doors, windows and roof(s) match/complement/preserve the characteristics of the original doors/windows/ roof(s)
- whether the proposal is in keeping with the overall design/appearance of the existing building/s and its surroundings
- whether the proposal will lead to unsympathetic and or adverse cumulative alterations
- whether the proposal will improve/enhance existing aspects of, or alterations to, the building(s)

Interim Policy 2 for Demolition of Locally Listed Buildings

Proposals for developments that involve the demolition of a Locally Listed building or structure will not be approved unless there are proven overriding issues that would favour demolition over protection. Applicants will be required to submit evidence justifying demolition and have regard to the following criteria:

- any particular architectural features or history of the building that warranted it being locally listed
- the setting of the building and its contribution to the local street scene and community
- whether all reasonable steps to preserve the building have been investigated and shown to be unrealistic
- the condition of the building, the cost of repairing and maintaining it in relation to its importance and the value derived from its existing use

Where details of a replacement building have been provided, any replacement will be expected to be of a high quality design and respect the character of the original building and, where appropriate, use particular materials, design and scale which reflect the original building.

Interim Policy 3 – Recording Process for Demolition of Locally Listed Buildings

Where demolition is justified by there being no reasonable prospect of the building being retained, the Council will require the investigation and recording of the construction, design and other relevant features that warranted inclusion on the Local List. This recording process is to be agreed in writing with the Council and carried out prior to the commencement of any works.