

# **Chapter 11: Local List of Building**

## **Local list of historic buildings**

### **Introduction**

As set out in the Listed Buildings Chapter of this guide, the Statutory Register of Listed Buildings is made up of buildings and features of national importance or interest. Buildings on the List are given special protection against inappropriate alteration and demolition, as they have a particular quality that should be preserved in the *national* public interest. It is clear therefore, that the criteria used in the selection process for Listing buildings excludes those that have only a *local* interest. In some cases this has led to the redevelopment of some buildings because they were not given any particular status.

In order to offer some degree of protection to these buildings and features which are only of local interest, Paragraph 6.16 of PPG 15 "Planning and the Historic Environment" indicates that a "local List" may be appropriate. This is further developed in the Draft Regional Spatial Strategy (RSS) Policy 34, section (g) which states:

*"...Local Authorities should:*

*...(g) consider preparing, and regularly maintaining, lists of locally important buildings for their areas, and set out policies in LDFs which seek, as far as possible, their protection against inappropriate change; ...."*

The Local List is designed to identify these buildings and features and offer them a degree of protection against unnecessary and/or damaging development. These buildings will not enjoy the full protection of statutory Listing, however will be identified as having interest and townscape value and therefore be worthy of retention.

National Listed buildings are categorised into three groups – Grade 1 for the finest examples, and Grade II and Grade II\* for the rest. The grading does not reflect the amount of protection a building has – they are all worthy of protection. Locally-listed buildings *could* be considered to be the equivalent of Grade III.

Local Lists can be surprisingly effective in resisting damaging proposals, thus helping to maintain local distinctiveness by encouraging a building's retention. Recognition that the Borough has cultural assets improves its image and status in the region, as well as nationally. This could lead to an increase in the property value too. Owners and occupiers can also have the satisfaction of taking part in the conservation of a building or feature for the benefit of future generations.

At present, there is no Local Plan Policy to develop the Local List as Supplementary Planning Document (SPD), and therefore it may only be a Material Consideration. However, as the LDF progresses, the Council will pursue a suite of new Policies to offer protection for all historic assets, including the Local List.

Notwithstanding the above, the RSS will form part of the Local Development Framework and therefore Policy 34 (g) may be used as the basis for Adopting this chapter as Supplementary Planning Document, giving it greater weight in decision-making. It is likely that the RSS will be Adopted before the Council is able to prepare local policies, and therefore the RSS Policy will give the chapter some weight. Therefore, as soon as the RSS is Adopted, the Council will consider this chapter to be given SPD status.

### **Implications of inclusion on the List**

Proposals for demolition will be judged against the same criteria as listed buildings as contained in PPG 15 paragraphs 3.16 to 3.19. The Council will have to be satisfied that the benefits of the demolition and subsequent development far outweigh any losses in the local public interest. The Council will adopt a presumption in favour of retaining the building, and therefore demolition will only be permitted where the replacement development is of equal or greater quality.

There are no changes to Permitted Development rights (minor works for which planning permission is not needed). However, when a planning application for works to a building included on the Local List is submitted, more care and sensitivity to the building, its fabric and its location will be expected. Planning permission will only be granted for alterations and/or extensions provided they do not adversely affect the architectural character or their settings.

### **Entries on the List**

The list includes landmarks and buildings with architectural merit, historical or cultural associations, townscape quality and relevance to the historic development of the Borough – ie those buildings and features that are of local interest. The List may include buildings, structures, features, and/or other items as necessary.

The List must only include those buildings of justified special interest or significance and is NOT to be a tool for preventing development. As such, it shall not be used to blanket every building or feature in a particular area, or be applied frivolously.

Buildings and features already protected via other means (for example already nationally Listed or within a Conservation Area) may not be included.

### **Local Listing criteria**

Buildings are subject to criteria (below) to be included on to the local list. This is based heavily on the Listed building criteria set out in the 1990 Planning Listed Building and Conservation Act.

- Features of a definite and recognisable architectural interest (including design and rarity);
- Features relating to traditional or historic industrial processes in a reasonable state of preservation;

- Features of character acting as landmarks in the townscape or landscape;
- Features associated with unusual or significant events or personalities, or containing features of definite antiquity
- Good quality examples of architecture

This is not to say that a building has to fit all the criteria, but is chosen on its merits as satisfying one or more criteria.

The Local List itself is published separately to the Conservation Areas and Historic Environment Folder. This is due to it being updated more regularly than the CaHEF SPD. For the most up-to-date List, contact the Historic Buildings Officer, or go to [www.stockton.gov.uk](http://www.stockton.gov.uk).