

PLANNING COMMITTEE REPORT

23 January 2018

CHAIRMAN: Cllr Dennis Smith



REPORT OF: Business Manager – Strategic Place

ITEM: Adoption of Criteria for Assessment of Local Heritage Assets.

SUBJECT Register for Local Heritage Assets

RECOMMENDATION

The Committee is recommended to approve:

- The adoption of Criteria for Assessment for Local Heritage Assets and to commence preparation of a Register for Local Heritage Assets.

1. REASON FOR REPORT

1.1. To inform the Committee of the work that is to be carried out on the Register of Local Heritage assets and seek approval of the criteria for assessment of entries to the list.

2. BACKGROUND

2.1 Teignbridge District Council does not currently have a register of non-designated heritage assets 'local lists' although around half of local authorities in England currently maintain such lists. The National Planning Policy Framework (NPPF) states that a heritage asset is: *"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 asset includes designated heritage assets and assets identified by the local planning authority (including local listing)".* A local list is a list of buildings, structures or sites which are recognised for their contributions to the local character and distinctiveness. They are locally significant heritage assets which add to the quality of the local environment by enhancing and sustaining a sense of place and distinctiveness but have not been designated at national level.

2.2 The Teignbridge Local Plan 2013 - 2033 includes policies that aim to protect and enhance heritage assets. Policy EN5 Heritage Assets refers:-

"To protect and enhance the area's heritage, consideration of development proposals will take account of the significance, character, setting and local distinctiveness of

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any affected heritage asset, including Scheduled Monuments, Listed Buildings, Conservation Areas, Historic Parks and Gardens, other archaeological sites and other assets on the Register of Local Assets, particularly those of national importance.”

2.3 Policy EN5 will act with Policy S2 to ensure that new development takes full account of historic and heritage assets affected by it. The aim will be to incorporate such assets within development in a positive manner, although the weight to be attached to them will reflect their significance, and the positive benefits that come with the development being proposed.

2.4 Paragraph 5.19 of the Teignbridge Local Plan 2013 - 2033 states the Council will act to positively manage the heritage assets and will consider the preparation of a Heritage Strategy, further Conservation Area Appraisals and Management Plans, a Register of Local Assets and a local Buildings at Risk Register. By commencing the preparation of a register of Local Heritage Assets the Council supports the policy within the Teignbridge Local Plan to protect and enhance Heritage Assets

2.5 A set of selection criteria has been drawn up to be used in assessing the merits of assets for inclusion in the Local List. The criteria follow the guidance published by Historic England. When an asset is proposed for inclusion on the list it will then form part of a public consultation and the owner will be contacted as part of this consultation process. Local listing will be considered on a parish basis rather than district basis. Following the consultation the information will be reviewed and the final draft assets for the parish will be presented to the committee for approval to be included on the register.

2.6 The adoption of a Local List will not, in itself, provide extra protection for buildings, structures, landscapes or other assets on the List. Only national listed buildings, registered parks and gardens, those in Conservation Areas or scheduled monuments enjoy statutory protection. However inclusion in a Local List would be a material consideration in planning decisions, as set out in the NPPF (para 135) and the Teignbridge Local Plan 2013-33.

3. CONSULTEES

The selection criteria and register will be a technical guidance note for developers, their consultants, town and parish councils and Local Planning Authority Officers. Town and parish Councils have been consulted on their views on the selection criteria.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-33
EN5 Heritage Assets
S2 Quality Development

National Planning Policy Framework para 135

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5. APPENDICES

Appendix 1

Selection Criteria for Non-designated Heritage Assets.

Appendix 2

Schedule of representations.