

North Somerset Council Local Heritage List Handbook







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1. Introduction

North Somerset Council has a rich and varied historic environment with many heritage assets listed as part of the statutory list by the Department of Culture, Media and Sport (DCMS). However, there are many other heritage assets which are important to the understanding and appreciation of North Somerset's heritage and are of value to the local street scene and wider landscape.

North Somerset Council, with assistance from local interest groups, Town and Parish Councils and the public, is compiling a 'Local Heritage List' in order to highlight buildings, structures and archaeological sites which are of local importance.

Heritage helps to provide a sense of local identity, and heritage assets can be added to a Local Heritage List which relate to the distinctiveness of a particular area.



The procedure here sets out why we have a Local Heritage List, how these heritage assets are characterised for selection and how you can submit an asset for consideration to the Local Heritage List.

A heritage asset as defined by the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority'



2. What is a Local Heritage List?

A Local Heritage List is a way for local communities and North Somerset Council to celebrate the unique history that makes this area special. This can include historic buildings, archaeological sites or parks and gardens, identifying heritage assets which are not of national significance.

Only nationally important heritage assets are already protected by legislation and these assets are given a protection level related to their significance. These levels are as follows:

- Scheduled Monuments
- Grade I
- Grade II*
- Grade II

North Somerset is rich in historic buildings, structures, archaeological sites and gardens, with more being discovered as a result of new development within the area. Inclusion of these locally important assets on a Local Heritage List will give the Council and communities the opportunity to give these assets consideration within the planning process.

The Local Heritage List will demonstrate what the community and Council feel are important heritage assets in terms of local distinctiveness.





3. Why is this valuable?

A Local Heritage List gives the Council and local community the chance to recognise heritage assets that are of importance to the history of their place and that these need to be regarded with care in planning decisions. This will benefit both owners and developers regarding better understanding of opportunities and constraints of the local area.

Local Heritage Lists are now a national priority, with the announcement made on 23rd October 2019 by the Secretary of State for Housing, Communities & Local Government Robert Jenrick, through the following press release:

'Local people will be empowered to nominate heritage buildings which are important to them and reflect their local area and identity in the most ambitious local heritage campaign for 40 years, launched today.'

4. What is the associated legislation?

Local Heritage Lists are suggested within the Government's National Planning Practice Guidance (NPPG) to include non-designated heritage assets which merit consideration within the planning process. This is supported by the National Planning Policy Framework (NPPF) to help recognise local distinctiveness.

North Somerset Council has an adopted policy within the Local Plan which includes non-designated heritage assets to ensure they are taken into consideration within the planning process.



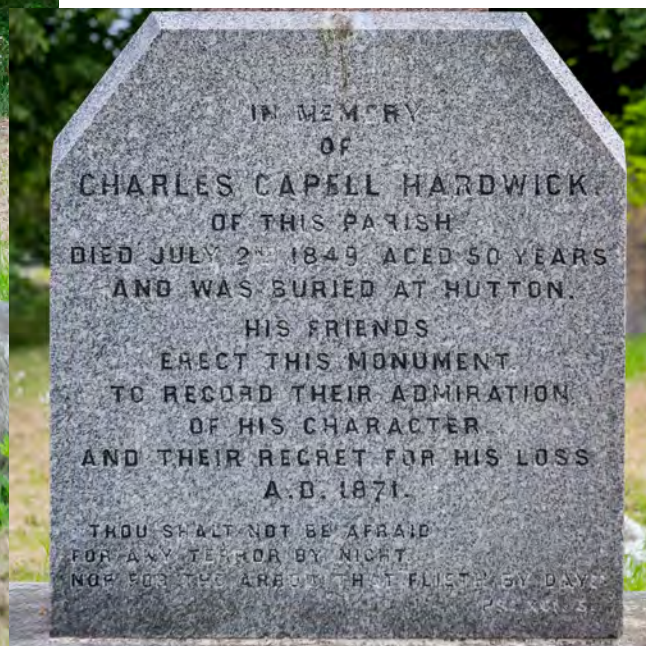


5. What are the criteria for the Local Heritage List?

The criteria for the Local Heritage List are based on the four conservation principles laid out by Historic England:

- Aesthetic (Designed and Casual)
 - the visual elements of an asset. It does not have to be ‘beautiful’ to be of value.
- Communal (Commemorative or Social)
 - the meanings of a place, and how people relate to it through experience or memory
- Historical (Associative or Illustrative)
 - how a place in the present can connect us to past people, events and aspects of life
- Evidential
 - the potential of a place to provide evidence about past human activity

The Local Heritage List will include these conservation principles in the criteria for an asset being included on the list. It will also focus on local rather than national importance.



| Criteria | Description |
|------------------------------------|--|
| Age | The age of an asset helps to distinguish the period in which it was constructed. This can tell us more about how people lived, and what materials and technology were available to them at this time. |
| Rarity | The asset in question may not be nationally rare, therefore not eligible for national listing or scheduling, but it may be rare for the local area and would be valuable to the local list. |
| Visual/Aesthetic Interest | Local areas are often set apart by design that was developed through the use of local materials, giving areas their characteristics and sense of local importance. |
| Group Value | Certain assets types or streetscapes are valuable due to their connection with each other or are part of a designed (planned) layout. For example, an historic farmstead and its associated farm buildings have more value as a group, and we can understand more about how these places functioned historically from that group. |
| Archaeological Interest | Archaeology can range from buried remains to built structures and can also include some landscapes. These can offer an extraordinary insight into the historic development of a particular area such as why some earlier settlements developed into the towns and villages we know in North Somerset today, and how others just disappeared. |
| Historical Association | Some historic assets are considered important due to their connection with important figures, events or former uses of a particular site. This is often linked into Blue Plaque schemes. Buildings or assets related to a local person or event of importance may be added to the Local Heritage List. |
| Designed Landscape Interest | Designed landscapes such as parks and gardens which are celebrated locally and are of high quality can be added to the Local Heritage List. |
| Social and communal Value | Assets which add to the collective memory of a local place can be valuable in understanding the social (public) value and the sense of community in the local area. These can be anything from an important memorial or meeting place for the community. |

Help on how to consider which criteria meets the need of the heritage asset you are thinking about nominating is within Appendix 1.



6. How we decide what goes on the Local Heritage List?

All nominations we receive are sent to our independent panel members who have been chosen for their range of expertise. They will review all nominations for Local Heritage Listing.

The panel is entirely voluntary and will meet on a 3-monthly basis for the first year; following this the panel will sit on a 6-monthly basis. This may be reviewed at any time to reflect the amount of nominations to the list we receive from the public.

Once received, the nominations will be collated by North Somerset Council heritage officers and distributed to the panel. Once the panel has made a decision on which heritage assets should become part of the Local Heritage List the heritage officers and serving Heritage and Regeneration Champion will review these and put forward a list for adoption to Executive Members.

7. What does inclusion on the Local Heritage List mean for my property?

Inclusion of any asset onto the Local Heritage List does not remove any permitted development rights and therefore you will be able to carry out these works as before, without additional consent requirements over and above those already required for planning permission or Building Regulation approval. However, they do become a material consideration within the planning system, when any planning application is submitted to North Somerset Council in connection with an asset on the Local Heritage List.

Inclusion on the List does not change the legal status of the building and is not a Local Land Charge and will therefore not feature in any solicitors' property searches.

It is hoped that inclusion on the Local Heritage List will give a sense of pride to owners and encourage them to manage and maintain their buildings sympathetically. However, owners may challenge listing by demonstrating that the asset does not meet any of the selection criteria.

8. What does the Local Heritage List mean in planning terms?

Heritage assets added to the Local Heritage List will be given the status of a non-designated heritage asset. This makes them a material consideration within the planning system; any planning application which is submitted to North Somerset Council affecting any of these assets will need to have regard to the impact on the significance of these assets, in line with policy DM7 of the North Somerset Council Development Management Policies: Sites and Policies Plan Part 1.

The additional designation does not affect the owners' permitted development rights or for works to the interior of these buildings. Any planning application will need to be weighed against the harm to the significance of the asset and a balanced judgement will need to be made regarding the overall harm to the significance of the asset and the benefits of the proposed application.



9. How can I get involved?

1) Nominate a place or building online through 'Know Your Place'

Members of the public can nominate any asset for Local Heritage Listing through the Know Your Place website where they can upload all the relevant information and a photograph of their nomination.

Guidance on how to **nominate a building**¹ using Know Your Place is in on the Council website.

Know Your Place website²



2) Nominate a place or building via a nomination form

You can request a nomination form, email: DM.Archaeology@n-somerset.gov.uk

The **nomination form**³ is also on the Council website.

You can nominate a building you feel is worthy of being included on the Local Heritage List by submitting the following information:

- **Location** – This should include the street address and the Ordnance Survey (OS) grid reference, including details of parish and county.
- **Local significance** – what make these assets special in regard to the local distinctiveness of this area. This could be due to a type of local architecture/archaeology or it could be tied to an important local event.
- **Photographs** – these will not only help to positively identify the asset but will also be a visual record of the building and its condition at the time of its nomination; images should concentrate on significant elements.

Your nomination will then be reviewed by the independent selection panel and the Council's heritage officers to see if it meets the criteria of the Local Heritage List. If your nomination is successful and is added to the Local List, it will then be publicly displayed on the Community Layer on Know Your Place North Somerset as well as being placed on North Somerset's Historic Environment Record (NSHER).

1 <https://www.n-somerset.gov.uk/my-services/planning-building-control/heritage-conservation/local-heritage-list>

2 <https://maps.bristol.gov.uk/kyp/?edition=nsom>

3 <https://www.n-somerset.gov.uk/my-services/planning-building-control/heritage-conservation/local-heritage-list>

Appendix 1: Local Heritage List criteria explained.

This section includes questions to think about when you are considering nominating a heritage asset under each of the adopted criteria for heritage assets to be considered for Local Heritage Listing:

Age – The age of an asset helps to distinguish the period in which it was built. This can tell us more about how people lived, and what materials and technology were available to them at this time.

- Do you know how old the asset is?
- Is the asset visible on the Tithe maps?

Rarity – The asset in question may not be nationally rare, therefore not eligible for national listing or scheduling, but it may be rare for the local area and would be valuable to the Local Heritage List.

- How common is this asset in North Somerset – Do you know of any others?
- Is this asset common to North Somerset but isn't widely seen outside of this area?

Visual/Aesthetic Interest – Local areas are often set apart by design that was developed through the use of local materials, giving areas their characteristics and sense of local importance.

- Does the building reflect a local style – containing features known to the local area?
- Does the asset add to the visual character of the area or landscape?
- Is this a rare form of architecture which makes it visually unique for the area?

- Will there be visual harm caused to the area from the loss of this asset?
- Is the asset the work of a known architect, landscape designer or artist either known nationally or locally?
- Is the building revolutionary for its time in its design style or use of materials?
- Does the building have any particular artistic interest in terms of its decoration or use of materials?

Group Value – Certain assets types or streetscapes are valuable due to their connection with each other or are part of a designed (planned) layout. For example, an historic farmstead and its associated farm buildings have more value as a group, and we can understand more about how these places functioned historically from that group.

- What is special about the group of assets?
- Do the group of assets add to the visual character or historic significance of the area or landscape?
- What about them being a group makes it important to protect them? For example, are they a terrace or designed by a certain architect?
- Is the asset part of a group design for example Road signs and finger posts?

Archaeological Interest – Archaeology can range from buried remains to built structures and can also include some landscapes. These can offer an extraordinary insight into the historic development of a particular area such as why some earlier settlements developed

into the towns and villages we know in North Somerset today, and how others just disappeared.

- What archaeological factors makes this site important?
- How much of the site remains?
- What finds have been found here?
- Does it relate to a certain criteria for example type of archaeological monument or period?

Historical Association – Some historic assets are considered important due to their connection with important figures or events. This is often linked into Blue Plaque schemes. Buildings or assets related to a local person or event of importance may be added to the local list.

- Does the asset have a connection with an historic event?
- Is there any evidence seen within the asset of its historical use?
- Does the asset feature in any important historic images or films of the area?
- Does the asset have any military association in the area?



Designed Landscape Interest – Designed landscapes such as parks and gardens which are celebrated locally and are of high quality can be added to the Local Heritage List.

- What is special about this landscape?
- Is the designer a known national or local person?
- Does it commemorate a historic event or person of either national or local importance?

Social and communal Value – Assets which add to the collective memory of a local place can be valuable in understanding the social value and the sense of community in the local area.

- Is the asset tied to a special feature for the community such as a local fête?
- What collective memory is the asset linked too?
- Is the asset a unique community asset for the area?
- Is the asset tied to the spirit of the area?



This publication is available in large print, Braille or audio formats on request.

Help is also available for people who require council information in languages other than English.

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Historic England