

NORTH SOMERSET COUNCIL DECISION



DECISION OF: COUNCILLOR MARK CANNIFORD. THE EXECUTIVE MEMBER FOR SPATIAL PLANNING, PLACEMAKING AND ECONOMY

WITH ADVICE FROM: THE DIRECTOR OF PLACE

DECISION NO: 23/24 DP275

SUBJECT: ADOPTION OF ASSETS TO NORTH SOMERSET'S LOCAL HERITAGE LIST

KEY DECISION: NO

REASON: The proposal does not have a significant effect on the communities living or working in two or more wards and will not incur expenditure/savings of £500k or over.

BACKGROUND:

A local list is a tool to allow Council and Committees to give further considerations within the planning system to locally important heritage assets.

The adoption of a Local List is both supported by central government and the National Planning Policy Framework (NPPF).

Chapter 16, paragraph 185 of the National Planning Policy Framework (NPPF) states that:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

The Local List forms part of North Somerset Council plan to provide a positive strategy to conserve our historic environment.

The adoption of a heritage asset to a formal Local List will identify them as recognised heritage assets by the Council as having heritage significance; they are then considered to be material considerations in the planning process under paragraph 197 of the NPPF.

The Local List also allows the Council to meet the policy aims in Policy CS5 of the North Somerset Core Strategy (adopted 2012) which states that -The Council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens.

Policy DM7 (Non designated heritage assets) within The Development Management Polices: Sites and Polices Plan Part 1 (adopted July 2016) will then become effective towards any heritage asset adopted as part of North Somerset Council's Local List.

DECISION:

To adopt the assets in the list found in Appendix 1 which have met at least one if the selection criteria for Local Listing and have been reviewed and approved for adoption by the Local Heritage List Panel in line with the adopted North Somerset Local Listing Procedure.

REASONS:

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, wider landscape and local communities.

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

The selected assets put forward in this report have met the criteria and gone through the procedure set out in the North Somerset local list management brief which details the process in which heritage assets are nominated and then assessed against the selected criteria by our independent panel for possible adoption on to the Local List.

OPTIONS CONSIDERED:

The adoption of assets to the North Somerset Local List is optional but is an aspiration of the Great Weston Heritage Action Zone from which we have significant funding to aid with implementation of the Local List.

It is also endorsed by Central Government to aid local communities in protecting the heritage of their areas they consider important to them and their communities.

FINANCIAL IMPLICATIONS:

Costs & Funding

Funding of £2,800 has been secured through the Great Weston Heritage Action Zone from Historic England to support the work. The funding will allow the online publication of an accessible handbook and second handbook/update to include results of first year of nominations.

It will also cover the cost of a conference in Weston Museum on Local list development, and any training costs associated with the panel.

There is a possibility of a minimal increase in planning fees for the council as a result of processing of applications for Planning Permission or for pre-application enquiries.

Accounting Treatment

If any of the assets are currently owned/leased by NSC – they will be included within the Asset Register and Balance Sheet, and subsequently within the Statement of Accounts. These will be recognised, depreciated, and revalued in line with our accounting policies for:

- Property, Plant and Equipment (PPE),
- Recognition,
- Measurement, Impairment, and
- depreciation.

Updating any of the NSC owned/leased assets to Heritage status means that the asset will need to be reviewed in-line with these policies and may require: -

- a change of categorisation
- changes to the revaluation programme,
- Balance Sheet entries, and
- Statement of Accounts.

LEGAL POWERS AND IMPLICATIONS

There are no legal implications foreseen. Local Listing is controlled through planning policy and not cover by legislation.

CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

The designation of assets to the North Somerset local list is not expected to have an effect on climate change and no permitted development rights are affected on any building added to the list that would prevent owners making their assets more energy efficient.

CONSULTATION

A consultation meeting with the Local Heritage List Panel was held on the 19/10/22 to discuss each of the nominations and vote on those to be put forward for official adoption on to the North Somerset's Local Heritage List.

RISK MANAGEMENT

The council should be mindful that there will be assets within its ownership that may be nominated by third parties and considered to be of sufficient heritage value to be placed on the Local List. In the event that the council wishes to adapt or develop Locally Listed buildings to meet a strategic service objective or to progress the capital strategy for investment in assets, then this will need to be properly considered as part of the planning process.

EQUALITY IMPLICATIONS

Have you undertaken an Equality Impact Assessment? No

There are no implications foreseen, no permitted development rights are affected on any building added to the list that would prevent owners making changes to the asset in regard to accessibility needs. The designation process has included a full public consultation process.

CORPORATE IMPLICATIONS

The North Somerset Local List is consistent with the Corporate Plan objectives to protect the built environment.

There will be additional pressure on staff resources for the addition of information to the Historic Environment Record database, and possible extra requests for pre-application advice on land or built structures which are added to the Local List, but it is not considered that this will be significant.

APPENDICES

Appendix 1: Asset for Adoption to North Somerset Local Heritage List

BACKGROUND PAPERS

Historic England Local Heritage Listing HEAN7


<https://historicengland.org.uk/listing/what-is-designation/local/local-designations/>

North Somerset Council Local List Handbook

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

SIGNATORIES:

DECISION MAKER(S):

Signed:  Executive Member for Spatial Planning,
Placemaking and Economy.

Date: 21 November 2023

WITH ADVICE FROM:

Signed:  Director of Place

Date: 21 November 2023