

TELFORD & WREKIN COUNCIL

CABINET – 10 OCTOBER 2019

CELEBRATING LOCAL HERITAGE - LOCAL INTEREST BUILDINGS

**REPORT OF THE ASSISTANT DIRECTOR: BUSINESS, DEVELOPMENT
& EMPLOYMENT**

LEAD CABINET MEMBER: COUNCILLOR CAROLYN HEALY

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 Telford & Wrekin has a proud and varied heritage with a wealth of local as well as nationally important assets from Medieval Market Towns to a rich agricultural and industrial heritage. While the Ironbridge is internationally renowned this sits alongside buildings, monuments, structures and landscapes which hold local historical significance for the communities that make up our Borough. The Duke of Sutherland Cottages at Muxton, Wellington Cottage Hospital, the Engine Houses of the Muxton Bridge Colliery in Granville Park and many Methodist Chapels in rural locations are amongst just a few of the many buildings which are valued by local communities and contribute to the character and distinctiveness of local areas. These assets are also an important part of attracting visitors and new residents to the Borough.
- 1.2 The Council is committed to celebrating and raising awareness of these important assets, working with local interest groups, Parish and Town Councils and the local community to support the preservation and interpretation of this local heritage.
- 1.3 As part of this commitment the Council will be producing an updated List of Buildings of Local Interest. The current list which already includes over 500 entries from across the Borough has not been reviewed since the 1980s and is therefore out of date and does not meet current good practice in terms of either designation or public involvement.
- 1.4 The aim of the list is to identify heritage assets which are valued by local communities and contribute to the sense of place and history of a local area. Inclusion on the list can be a material consideration in planning decisions ensuring that where change is proposed the heritage significance of the building or structure is considered and preserved - but does not pose the same statutory protection or constraints on development as a nationally Listing Building.
- 1.5 The process will begin with a consultation on the criteria to be used to consider buildings and structures for inclusion followed by consultation

on what heritage assets should be included in the new List. This will provide ample opportunity for Ward Members, Parish and Town Councils, Local Interest Heritage and Interest Groups and members of the public to comment and put forward their proposals for inclusion.

- 1.6 The work over the coming months and the final List will also provide opportunities to promote and celebrate individual assets and locations, tell their stories and support work by local partners to protect and enhance local heritage.
- 1.7 Under the Scheme of Delegation the Assistant Director for Business, Development and Employment has the authority to carry out the consultation procedure and make any amendments to the List of Buildings of Local Interest.

2. RECOMMENDATIONS

That Cabinet support:

- 2.1 Consultation to be carried out on the proposed set of criteria and review procedure for inclusion on the List of Buildings of Local Interest, as set out within this report.**
- 2.2 Consultation to be carried out on the proposed List of Buildings of Local Interest**
- 2.3 After appropriate consultation and consideration of representations received, to apply the new criteria in the production of a new List of Buildings of Local Interest and to publish and then refer to the new List in the application of Policy BE6 of the adopted Telford & Wrekin Local Plan 2011-31**
- 2.4 After appropriate consultation and consideration of representations received, to apply the new criteria and review procedure in any future review, consultation, production and publication of a new List of Buildings of Local Interest**

3. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	Updating the List of Buildings of Local Interest and adopting selection criteria will provide more certainty for the public, developers and officers in the making of local planning decisions in respect of heritage assets. This will indirectly support the Council's priority to: ensure that neighbourhoods are safe, clean and well maintained.
	Will the proposals impact on specific groups of people?	

	No	The proposals do not impact on specific groups of people.
TARGET COMPLETION/DELIVERY DATE	Subject to approval, officers will initiate a 6 week consultation on the proposed criteria.	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	<p>The consultation process and the subsequent review of the List and any communications to owners will be delivered from within existing resources.</p> <p>The implementation of the proposed criteria will not place additional liabilities on the Authority and as there are no additional planning controls there will be no additional risk to Planning fee income levels. (AEM 18/09/19).</p>
LEGAL ISSUES	Yes	<p>It is appropriate to undertake consultation on the review of the criteria and the review procedure. These actions, the production of a new List and processing future reviews can be undertaken by the Assistant Director under delegated powers. Inclusion of a building on the List will ensure the application of Local Plan Policy BE6 where relevant in the determination of planning applications e.g. when there is an adverse impact on a building included on the List. However, inclusion on the List does not confer any direct statutory protection. (IR 20.09.19)</p>
OTHER IMPACTS, RISKS & OPPORTUNITIES	No	The consultation on selection criteria will not have any significant impact, prior to implementation. The consultation process will enable community involvement in valuing and conserving the local historic environment.
IMPACT ON SPECIFIC WARDS	No	Borough-wide application

PART B) – ADDITIONAL INFORMATION

4. BACKGROUND INFORMATION

- 4.1 2018 marked the celebration of Telford's 50th birthday but the Borough has a long and significant local and international heritage that extends back centuries and is an important part of the area and its individual communities, sense of place. Alongside the internationally renowned Ironbridge WHS are historical settlements like Wellington, Dawley, Edgmond, Newport and Admaston and numerous individual historic buildings including farmsteads, chapels, schools, war memorials and cinemas.

As well as the historical value such assets and places hold they provide opportunities for local celebration and for their stories to be retold, preserved and promoted.

- 4.2 The use of local lists is promoted by the National Planning Policy Framework (NPPF), which defines a heritage asset 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.
- 4.3 The NPPF advises local planning authorities in paragraph 126 to "set out in their local plan a positive strategy for the conservation and enjoyment of the historic environment". In light of the NPPF, the Telford & Wrekin Local Plan 2011-31 includes Policy BE6 to maintain a list of buildings of local interest, and to seek to conserve those buildings. It also commits to reviewing and updating the existing local list.
- 4.4 Local heritage lists identify what is valued at a local level as opposed to statutory listing which identifies nationally important historic buildings. There is no legal protection for locally listed buildings, and owners' permitted development rights are unaltered, including there being no need for any permissions for internal works. However, when planning permission is required under the usual regulations, the heritage significance is taken into account in the planning balance.
- 4.5 The existing local list for the Borough has over 500 entries, and was drawn up in the 1980s. It includes buildings that may have been substantially altered since their inclusion and many additional buildings are also now likely to have heritage interest and be valued by local communities and be worthy of addition.
- 4.6 Current national guidance on the production of local lists is set out in "Local Heritage Listing: English Heritage Advice Note 7" (2016). Criteria for assessment and an adoption process have been drafted in the light of the Historic England guidance and examples of good practice, adapted to suit the particular objectives and character of Telford and Wrekin.

5.0 SELECTION CRITERIA

- 5.1 A number of criteria, and a scoring system, have been set out to ensure our local list is robust and identifies only those buildings of *special* local heritage interest and *existing* historic character and appearance.
- 5.3 It is proposed that any building to be included on the list must satisfy Criteria 1 below and two categories of each of Criteria 2 & 3. More detail is provided in the proposed assessment form in Appendix 2, which has been designed for use in the subsequent resurvey, including public consultation seeking nominations for additions to the list.
- 1 Completeness:** Any building to be considered for selection must retain a significant and recognisable amount of its original form and fabric intact.
 - 2 Heritage Asset Values:** These criteria ensure that the building classes as a 'heritage asset' according to the NPPF, reproducing its defined categories of significance: architectural, artistic, historic and archaeological interest.
 - 3 Local Heritage Values:** These criteria are designed to identify those buildings that are of particular value to the local community and/or contribute to the distinctive character of Telford and Wrekin: social or community interest, group value, landscape or streetscape value, and Telford and Wrekin identity.
- 5.4 Consultation will be carried out with Ward Members, Parish and Town Councils, and relevant local interest groups on the proposed criteria and review process, inviting comments and amendments in the light of local knowledge.

6.0 REVIEW PROCEDURE

- 6.1 Following consultation and any arising amendments, the Built Heritage Specialists will review the existing list according to the above criteria and make recommendations for removal or inclusion on the list.
- 6.3 Public consultation will be carried out to invite additional nominations or removals.

7.0 IMPACT ASSESSMENT – ADDITIONAL INFORMATION

- 7.1 The designation of a building as a 'Building of Local Interest' does not bring into effect any additional legal restrictions and does not affect a resident's existing permitted development rights, so no additional planning permissions are required. Inclusion on the list rather ensures consideration of the heritage significance of that building under Policy BE6 of the Local Plan wherever planning permission is required under the usual national regulations.

7 **PREVIOUS MINUTES**

n/a

8 **BACKGROUND PAPERS**

Policy BE6 of the Telford and Wrekin Local Plan 2011-2031

http://www.telford.gov.uk/downloads/file/4486/a1_telford_and_wrekin_local_plan_2011-2031_-_submission_version_low_res

NPPF chapter 16: Conserving and enhancing the historic environment:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

English Heritage Advice Note 7 (2016) :

<https://content.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/hea018-local-heritage-listing.pdf/>

10 **APPENDICES**

Appendix 1 – Table of current distribution of Local Interest Buildings

Appendix 2 – Nomination and assessment form for additions to the List of Local Interest Buildings

**Report prepared by Penny McKnight, Built Heritage Specialist.
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APPENDIX 1: Table of distribution of current Local Interest Buildings

Ward	No. of Local Interest Buildings
Admaston & Bratton	16
Apley Castle	1
Arleston	0
Brookside	1
Church Aston & Lilleshall	25
College	38
Dawley & Aqueduct	34
Donnington	7
Dothill	0
Edgmond & Ercall Magna	62
Ercall	2
Hadley & Leegomery	16
Haygate	27
Horeshay & Lightmoor	15
Ironbridge Gorge	174
Ketley & Overdale	13
Madeley & Sutton Hill	29
Malinsee & Dawley Bank	9
Muxton	18
Newport North & West	0
Newport South & East	1
Oakengates & Ketley Bank	15
Park	6
Priorslee	3
Shawbirch	0
St Georges	8
The Nedge	2
Woodside	1
Wrockwardine Wood & Trench	22
Wrockwardine	3
Total	548

APPENDIX 2:

TELFORD AND WREKIN BUILDINGS OF LOCAL INTEREST: ASSESSMENT FORM

Address	
Assessment type	Review/New nomination
Owner and contact details if known	
Any known threat to the building	
Brief description and known historical information	

ASSESSMENT		For office use only
Completeness	Is the building in its original or historic form without substantial alteration and with historic features such as doors, windows, roof covering, chimneys and architectural detail in tact? Buildings must be substantially complete to be included on the local list.	
How complete is the building?		
Heritage Asset Values		
Architectural Interest	A good example of a particular architectural style, age of building, use type or building technique	
Artistic Interest	This may be designed architectural or artistic interest or the 'fortuitous' attractive qualities of vernacular buildings	
Historic Interest	Illustrative of a particular aspect of history, or well documented association with significant local person, event, industry or activity	
Archaeological Interest	Provides evidence of the potential to reveal more about human past through further study	
Does the building have any of the above qualities that make it of special interest as a 'heritage asset'?		

Photos and Sources

Photos: Please insert photographs of the building, or attach photographs separately with your nomination

Sources: Have you used any books, websites, historic maps etc to research or describe the building?