



Briefing Note: Review of the Register of Buildings of Local Interest

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Cllr Carolyn Healy - Cabinet Member: Neighbourhoods, Planning & Sustainability

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1.0 Background

- 1.1 The Register of Buildings of Local Interest (the Local List) was originally adopted in 1983. The Local List identifies buildings and structures that make a significant contribution to the character, identity and heritage of Telford and Wrekin. Whilst locally listed buildings do not receive the statutory protection afforded to nationally listed buildings, their significance is recognised as a material consideration in planning decisions.
- 1.2 Inclusion on the Local List does not itself prevent development or alteration, create a new requirement for planning permission, or provide the statutory controls that apply to nationally listed buildings. It identifies the asset as a non-designated heritage asset whose significance will be taken into account where relevant to a planning decision.
- 1.3 Policies BE6 of the adopted Telford & Wrekin Local Plan (2011–2031) and HE5 of the emerging Telford & Wrekin Local Plan (2021–2041) commit the Council to safeguarding Buildings of Local Interest and reviewing the Register periodically to ensure it remains accurate and relevant.

2.0 Need for Review

- 2.1 The original Register contained approximately 580 entries and had not been reviewed since its adoption in 1983. In the intervening years, many assets had been demolished, significantly altered or had lost the historic character required to justify continued inclusion. At the same time, many buildings, structures, artefacts and monuments now recognised as having local heritage significance were not represented on the Register.

3.0 Development of Assessment Criteria

- 3.1 The review drew upon Historic England's Local Heritage Listing: Advice Note 7 (2nd Edition, 2021), which provides national guidance for identifying non-designated heritage assets.
- 3.2 A revised Assessment Methodology was developed, informed by national guidance and adapted to reflect the distinctive history, character and heritage objectives of Telford and Wrekin. The aim was to ensure that inclusion on the Local List is robust, consistent and evidence-based, recognising only those assets that demonstrate special local heritage significance and retain sufficient historic integrity. The review and the criteria were approved by cabinet in October 2019.
- 3.3 To qualify for inclusion, assets must satisfy criteria relating to completeness, heritage significance and local value.
 - 3.3.1 **Completeness** requires an asset to retain a significant and recognisable proportion of its original form, fabric and appearance.
 - 3.3.2 **Heritage Asset Values** reflect the categories of significance set out in the National Planning Policy Framework and assess whether an asset demonstrates architectural, artistic, historic or archaeological interest.

3.3.3 **Local Heritage Values** identify those assets that contribute particularly strongly to local identity and character through social or community value, group value, landscape or streetscape contribution, or a specific association with the history and identity of Telford and Wrekin.

3.4 Only those assets capable of meeting the required threshold across these categories are considered suitable for inclusion.

4.0 Consultation and Stakeholder Engagement

4.1 Historic England was consulted on the proposed Assessment Methodology and responded positively, describing the criteria as “*very fit for purpose*”.

4.2 A six-week consultation was subsequently undertaken with Ward Members, Parish and Town Councils, civic societies, local history groups and other stakeholders to obtain feedback on the proposed criteria prior to the public consultation for the nomination process.

4.3 Following adoption of the Methodology, a Public Consultation sought nominations for additions to, and removals from the Register. Consultation material explained the purpose and implications of local listing and provided guidance on the assessment criteria to ensure nominations were informed and transparent.

4.4 Publicity for the public consultation was via communications with Parish and Town Councils, presentations to the Parish Forum, engagement with elected Members, Council Press Releases and information published on the Council website.

4.5 The consultation generated 122 nominations from members of the public, Parish and Town Council members and local history groups. Many of these were in Newport, which had no Local Interest buildings on the 1983 Register.

5.0 Assessment Process

5.1 All nominations received through consultation were assessed by the Council's Built Heritage Specialists against the approved criteria. Existing entries on the Local List were also reviewed systematically to determine whether they continued to meet the required standards. Where an asset met the approved criteria, it was recommended for retention on, or addition to, the Local List. Where an asset did not meet the approved criteria, it was recommended for removal from, or exclusion from addition to, the Local List.

5.2 Recommendations were based on an assessment of the asset's completeness, heritage significance and local heritage value, in accordance with the adopted methodology. Each asset was considered on its individual merits and against the same assessment framework to ensure a consistent and transparent approach.

5.3 Where additions or removals were proposed, letters were posted to ‘Owner/Occupier’, providing information regarding the assessment process and planning implications, and giving them the opportunity to submit representations. A three-week representation period was allowed before final decisions were made. This approach ensured that the review process was transparent, proportionate and consistent with established heritage designation procedures.

6.0 Outcomes

- 6.1 The review assessed all existing entries on the Register alongside nominations received through the public consultation. Before the review, the Register contained 583 entries.
- 6.2 As a result of the review:
- ★ 417 previously existing entries have been retained
 - ★ 106 new assets have been added
 - ★ 134 previously existing entries have been removed
 - ★ 33 nominations didn't meet the adopted assessment criteria
 - ★ The revised register now contains 523 entries.
- 6.3 Entries were removed for a variety of reasons, including demolition, insufficient remaining historic character, significant alteration, inclusion in statutory listing (which supercedes the protection afforded by the local list), and not within TWC's boundaries. New entries were added only where the assets demonstrated the asset met the required thresholds for completeness, heritage significance and local value.
- 6.4 The review has resulted in a significantly updated and strengthened Register of Buildings of Local Interest. The revised Register provides a more accurate record of the Borough's locally significant heritage assets and strengthens the ability of the planning process to recognise and take account of their significance. Inclusion does not provide the statutory protection associated with national listing, but identifies an asset's local heritage significance so that it can be taken into account where relevant in planning decisions.
- 6.5 Following consultation and assessment, the revised Register was approved under delegated powers by the Head of Development Management, Prosperity and Investment. The revised Register took effect on June 2026 and was subsequently published on the Council's website. Relevant owner/ occupiers were notified in writing of additions or removals affecting their properties.

7.0 Future Management

- 7.1 The revised Register will be maintained by the Council's Built Heritage Specialists and will continue to be published on the Council's website as the authoritative record of Buildings of Local Interest within the Borough, in accordance with the NPPF (August 2026), paragraph HE1 (1e).
- 7.2 The adopted process also allows new assets to be considered for inclusion on an ongoing basis, ensuring that the Register can continue to evolve in response to changing understanding of local heritage significance. Any future additions to, or removals from, the Register will be assessed against the approved methodology and criteria. Owners and occupiers will be notified of proposed changes and given the opportunity to make representations before any final decision is made.
- 7.3 The Register will continue to support the implementation of Local Plan policies relating to non-designated heritage assets and will be taken into account, where relevant, in the determination of planning applications.

8.0 Conclusion

- 8.1 The review represents the first comprehensive borough-wide update of Telford and Wrekin's Register of Buildings of Local Interest since its original adoption in 1983.

Through the introduction of robust assessment criteria, extensive stakeholder consultation and alignment with national guidance, the Council has established a transparent and consistent framework for identifying and managing locally significant heritage assets.

- 8.2 The revised Register provides a more accurate and up-to-date record of the Borough's non-designated heritage assets. It will support the implementation of Adopted Local Plan Policy BE6 and emerging Local Plan Policy HE5, helping to ensure that the significance and contribution of locally important heritage assets to the Borough's character, identity and sense of place continue to be recognised and appropriately considered in future planning decisions.

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