

North Somerset Council's Local List handbook.



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 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 list which relate to the distinctiveness of a particular area.

The procedure here sets out why we have a local list, how these heritage assets are characterised for selection and how you can submit a building for consideration to the local list.

What is a local list?

A Local 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 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 List will give the Council and communities the opportunity to give these assets consideration within the planning process.

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

Why is this valuable?

A Local List gives the Council and local community the chance to recognise buildings or other 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 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.'

What is the associated legislation?

Local 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.

What are the criteria for the local list?

The criteria for the Local 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 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 built. 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 maybe 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 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.
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 list.
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.

How we decide what goes on the Local 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 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 List the heritage officers and serving Heritage and Regeneration Champion will review these and put forward a list for adoption to Full Council.

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

Inclusion of any asset onto the Local List does not remove any permitted development rights and therefore you will be able to carry out works as before, without additional consent requirements over and above those already required for planning permission or Building Regulation approval. 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 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 their building or structure does not meet any of the selection criteria.

What does the Local List mean in planning?

Heritage assets added to the Local 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 building. Any planning application will need to be weighed up against the harm to the significance of the asset 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.

How can I get involved?

Members of the public can nominate a building for local listing through the Know Your Place website where they can upload all the relevant information and a photograph of their nomination. <https://maps.bristol.gov.uk/kyp/?edition=nsom>

They can also fill out the application/nomination form and email it to DM.Archaeology@n-somerset.gov.uk

You can nominate a building you feel is worth to be included on a local 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.

This will then be analysed by a selection panel which will include our heritage team to see if they meet the criteria to be included on the Local List. This 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).



NOMINATION FORM: NORTH SOMERSET

LOCAL LIST

Please fill out the form below to nominate a heritage asset for Local Listing, and email the completed form and any supporting photographs or information to: DM.Archaeology@n-somerset.gov.uk

(Each asset needs to meet at least one of the criteria, and can represent as many as you feel)

ADDRESS OR LOCATION

Name of asset:

Address or grid reference:

Type of asset:

Condition of asset:

AGE

Date of asset:

Period:

RARITY

How rare this asset is within North Somerset:

VISUAL/AESTHETIC INTEREST

Building period:

Key design aspects or features of the assets:

Key materials adding to the overall appearance of the asset:

GROUP VAULE

Does the asset have additional value from being part of a designed group:

ARCHAEOLOGICAL INTEREST

Time period:

What does the asset tell us in regard to our past:

HISTORICAL ASSOCIATION

Does the asset have any known association with historic events:

DESIGNED LANDSCAPE INTEREST

Name of designer/architect (if known)

Associated people or buildings:

Key factors which represent the design features of the landscape or garden:

SOCIAL AND COMMUNAL VALUE

Known person:

Known event:

Value of the local community association to the asset:

PHOTOGRAPHS / ADDITIONAL INFORMATION

Please include any photographs or additional information you feel will support your nomination to the Local List, referencing the above criteria.