

REGISTER OF LOCALLY IMPORTANT  
BUILDINGS AND STRUCTURES IN  
NEWCASTLE-UNDER-LYME

SUPPLEMENTARY PLANNING  
DOCUMENT

*(photograph of historic buildings to be inserted)*

LOCAL DEVELOPMENT FRAMEWORK

March 2012

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## **Section 1 Introduction, Purpose and Context**

- 1.1 Newcastle-under-Lyme Borough Council recognises the importance and the diversity of the historic built environment and its contribution to the local distinctiveness of the Borough. As part of our cultural heritage the historic built environment merits protection. This SPD has been prepared as part of a range of measures the Council is taking to protect and enhance the Borough's historical assets and to fulfil the objectives of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy.
- 1.2 The Borough has a wealth of Listed Buildings of special architectural or historic interest, scheduled archaeological sites (Scheduled Ancient Monuments) and Registered historic parks and gardens. These are of recognised national importance and are designated by the Secretary of State for Culture, Media and Sport and English Heritage respectively. Consequently these sites benefit from special consideration and protection through the planning system.
- 1.3 Conservation Areas are also designated by the local authority and enjoy additional protection and consideration.
- 1.4 However, there are a number of buildings and structures, which are not of national importance, and which lie outside of Conservation Areas. These contribute significantly to the rich cultural heritage of the Borough, but are not protected by statutory controls. They deserve recognition so that their significance to the Borough's heritage can be given proper consideration in planning matters.
- 1.5 The Council, in consultation with the community, has drawn up a list of buildings and structures considered to be of significant local historic interest. This is the 'Register of Locally Important Buildings and Structures.' Buildings and structures which are nationally designated are not included on this Register, as their status is already recognised.
- 1.6 This 'Register of Locally Important Buildings and Structures Supplementary Planning Document,' sets out Newcastle-under-Lyme Borough Council's approach to identifying locally important buildings and structures and describes the formal process of including a building or structure on the Register. The planning implications of a building being included on the Register are set out in Section 2.
- 1.7 The aims of this SPD are to:
  - Formalise the process of compiling the Register of Locally Important Buildings and Structures;
  - Ensure that the contribution a building or structure on the Register makes to the local area will be a material consideration in the determination of planning applications or any other decision regarding its setting;
  - Raise awareness of the importance of locally significant heritage assets;
  - Provide some protection against demolition or undesirable alteration; and

- Prevent damaging development.
- 1.8 This SPD will ensure that both property owners and developers are well informed of the Council's expectations relating to the alteration or demolition of a building or structure on the Register prior to submitting a planning application.

## **Policy Context**

### **National Planning Policy**

- 1.9 National Planning Policy contains policies that seek to conserve and exploit the benefits of the historic environment and with which local policy must conform.

### **Local Planning Policy**

- 1.10 The SPD forms part of the Local Development Framework for the Borough of Newcastle-under-Lyme, and aims to elaborate on the policies set out in the adopted Core Spatial Strategy. 'Policy CSP1 Design Quality,' seeks to ensure that new developments are appropriate in terms of scale, location and their context, and 'Policy CSP2 Historic Environment,' seeks to ensure that sites and areas of heritage value are safeguarded for the future. The supporting text to Policy CSP 2 (see Appendix 1) states that this will be undertaken in many ways, including keeping an up-to-date record of historic assets and a list of locally important buildings (the Register).
- 1.11 The list of buildings and structures on the Register was first compiled in 2010 and updated in October 2011. The Register will be kept up-to-date and regularly reviewed in accordance with the processes which are set down in this SPD. The Register itself does not form part of the SPD, otherwise it would be impossible to carry out regular reviews of the Register.

## **Section 2 Planning Implications of the Register of Locally Important Buildings and Structures**

- 2.1 Inclusion of a building or structure on the Register does not confer protection equivalent to that available to nationally designated sites, such as Listed Buildings or Scheduled Ancient Monuments. Inclusion on the Register will not stop applicants obtaining planning permission, but when planning permission is required the local interest of a building or site will be treated as a material consideration.
- 2.2 Buildings, or structures on the Register are linked to the Council's Geographical Information System (GIS) system and this will ensure that the existence of these heritage assets will be taken account of in the determination of a planning application.

## **Demolition**

- 2.3 Buildings or structures on the Register are not subject to special planning controls, and accordingly, unless they are within a Conservation Area, they can be demolished without the consent of the Authority being required, other than for the method of demolition and any proposed restoration of the site. However in the case of redevelopment proposals, the Council will ensure that the local interest of a building or site will be one of the material considerations in any planning decision.
- 2.4 The Council will need to be satisfied that the benefits of demolition and redevelopment outweigh any loss to the local public interest. The Council will adopt a presumption in favour of retaining the building, and so demolition will only be permitted in redevelopment proposals where the replacement scheme is of equal or superior quality.

### **Alterations**

- 2.5 Existing planning controls apply to buildings on the Register. Many modifications to a building, such as external alterations, extensions, and changes of use may well require planning permission. (If you would like to know where to get further advice on when planning permission is required, Section 5 provides some contact details.) Proposals involving works to a building on the Register should respect the particular character and interest of the building or site. The local interest of a building or site will be a material consideration in determining an application but this does not mean that applicants cannot build extensions, etc.
- 2.6 The Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance (SPD) provides further guidance on design standards relating to the historic environment, including help in assessing whether any planned alterations or new developments in the vicinity of a heritage asset are appropriate in terms of scale and site context. The Urban Design Guidance SPD can be downloaded from <http://www.newcastle-staffs.gov.uk/urbandesignguide>
- 2.7 In some cases external alterations to a building may be desirable and promote its maintenance and preservation. The building does not have to be preserved exactly as it is, however the Council requires any alterations to be sympathetic and of high quality. However in general the following should apply and proposals affecting buildings or structures on the Register should ensure that they preserve its local interest by:-
- Respecting the building's design, appearance, and any architectural or historical features in the design of any extensions or alterations.
  - Ensuring that wherever practicable, materials appropriate to the building's local interest are used.
  - Ensuring that any building within the curtilage or setting of a building or site on the Register is designed to be sympathetic to its appearance.

### **Permitted Development**

- 2.8 The Town and Country Planning (General Permitted Development) Order 1995 (as amended) grants rights (known as permitted development rights) to carry out certain limited forms of development without the need to make an application for planning permission. There are no changes to permitted development rights arising from the inclusion of a building or structure on the Register. However, owners are encouraged to consider the particular interest, design quality and appropriate materials.

### **Maintenance**

- 2.9 Owners are encouraged to carry out regular maintenance in order to safeguard the historic fabric of a building and avoid the need for more costly repairs in the future.

### **Grants**

2.10 The Council operates a Conservation and Heritage Grant Fund which awards percentage grants towards the cost of the repair of historic buildings which are statutorily Listed or which lie within a Conservation Area. The percentage rate of grant that can be awarded is a maximum of 20% for Listed Buildings or 10% for historic buildings within a Conservation Area. It is the Council's intention to consider buildings or structures which are included on the Register for grant aid when undertaking eligible works, through the usual grant assessment procedures. Details of this grant can be found on the Council's website – click on 'Conservation'.

## **Section 3 Selection criteria for identifying a building for inclusion on the Register**

- 3.1 In drawing up the 'Register of Buildings and Structures of Local Interest,' the Council will use the following criteria to assess their importance and suitability for inclusion. These criteria are based on the published criteria for national statutory Listing. For inclusion on the Register a building or structure should have some architectural or historic special interest. This would include a combination of the following criteria: -
- Authenticity: (2 marks).
  - Architectural Interest: This includes buildings that are of interest on account of their design, decoration and craftsmanship. Architectural interest includes examples of local vernacular buildings, examples of particular building types and the work of important architects (2 marks).
  - Historical interest: This includes buildings that illustrate important aspects of social, economic, or cultural history or are associated with notable people or events (2 marks).
  - Visual Importance: This includes particularly prominent buildings in a locality, street or landscape or which contribute to local landscape character (2 marks).
  - Community value: (2 marks).

- 3.2 In all of the above, particular consideration should be given to the completeness and integrity of the building or structure and a scoring system will be used to ensure that an asset is considered suitable. A score of seven out of 10 will ensure the historic asset will be put forward for inclusion on the Register. A glossary of the nomination criteria is provided in Appendix 2.

### **Assessing the nominations for the local Register**

- 3.3 Local groups, a member of the public or an owner, can nominate a building or structure for inclusion on the Register. Nominations must be on an official form and should be completed and sent to the Planning Service. Visit [www.newcastle-staffs.gov.uk/localregister](http://www.newcastle-staffs.gov.uk/localregister) for forms or information about the Register.

### **Selection Panel**

- 3.4 The nomination will be assessed by the Assessors Panel. The Panel is made up of local councillors, a representative of the local Civic Society, and others with a particular interest and expertise in the local Historic Environment. The Council has resolved that the Panel membership should be determined by the Council's Conservation Advisory Working Party. The Panel will assess the suitability of the building for inclusion on the Register, based on the above criteria. Once selected, the Register will be submitted for public consultation.
- 3.5 Owners or occupiers dissatisfied with the decision to include their building on the Local Register will be able to write and make a formal objection to inclusion, within the relevant timescales.
- 3.6 For additions to the Register, the Panel's recommendations will be submitted to the Planning Committee for consideration and approval. Objections will also be considered by Committee. Owners will be informed of the decision made.
- 3.7 Buildings, which are the subject of a current planning application, will not be considered for inclusion on the Register, until the application has been determined.

## **Section 4 Monitoring and Review of the Register**

- 4.1 The Register will be reviewed every year (resources permitting), and will be ratified by Planning Committee as set out above. Once agreed the adopted Register and any subsequent amendments will be published on the Council's website, (see Section 5) and made available in print. The Register will also be sent to the County Council for inclusion on the Historic Environment Record.

### **Appeals against the non- inclusion of buildings on the Register**

- 4.2 Buildings which have been considered for inclusion on the Register and have been previously rejected will not be considered for nomination again, unless the

selection criteria are changed, or further information has been provided to enable a better assessment of the building to be made. A list of these buildings will also be added to the Register of Locally Important Buildings and Structures page at [www.newcastle-staffs.gov.uk/conservation](http://www.newcastle-staffs.gov.uk/conservation) .

## **Section 5 Further Advice and Information**

- 5.1 To find out more about when planning permission is required visit the Planning Portal at [www.planningportal.gov.uk](http://www.planningportal.gov.uk) and [www.newcastle-staffs.gov.uk/planning](http://www.newcastle-staffs.gov.uk/planning).
- 5.2 For further advice on the application of the Council's policies on the historic environment please visit [www.newcastle-staffs.gov.uk/conservation](http://www.newcastle-staffs.gov.uk/conservation) or for more information contact Louise Wallace, Conservation Officer, Newcastle-under-Lyme Borough Council, Merrial Street, Newcastle-under-Lyme ST5 2AG, Tel: 01782 742408
- 5.2 English Heritage: Good Practice Guide for local Listing: Identifying and Managing Significant Local Heritage Assets. Draft for Consultation February 2011



**Extract from Core Spatial Strategy****Policy CSP2 – Historic Environment**

**Both Councils will seek to preserve and enhance the character and appearance of the historic heritage of the City and the Borough including buildings, monuments, sites and areas of special archaeological, architectural or historic interest.**

6.19 This policy seeks to ensure that sites and areas of particular heritage value are safeguarded for the future and enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas and building that are statutorily Listed have some protection under the Planning Acts and National Planning Policy guidance to ensure preservation. However, sites and areas of heritage importance, including buildings in a local list, are not so protected and the design guidance to be set out through the Design Supplementary Planning Document will seek to preserve their local architectural or historic interest through the Development Control process.

6.20 This policy will be implemented in the following ways:

- Through the application of the Newcastle Conservation and Heritage Guidance Supplementary Planning Document.
- Through the production of Conservation Area Appraisals and Management Plans.
- Through the up to date record of historic assets and a list of locally listed buildings for each respective local authority area
- Each Council will make financial provision to help conserve its historic heritage through an annual allocation to its Conservation and Heritage Fund for grants to repair and restore historic buildings.
- The compilation and maintenance of a “Buildings at Risk” Register, which will highlight priorities for action for buildings of special architectural or historic interest or unlisted buildings in a conservation area. Where such buildings are at risk each Council will seek to help owners to use and maintain their property through a combination of advice, grant assistance and, if necessary, take action to ensure repairs/urgent works are undertaken under Section 48 and 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **Glossary of terms for Nomination Form**

### **Authenticity**

How true to the original design is the building or structure? Does it retain its original features unaltered ?

### **Architectural Interest**

What is the design of the building or structure, its decoration and craftsmanship, plan forms? Is the building an example of a particular style (eg, technological innovation)?

### **Historic Interest**

Does the building show important aspects of the areas social, economic or cultural history? Is the building associated with important people or an important event?

### **Visual Importance and Group Value**

What communal association does the building have with the area? Is it visually striking in the streetscene? Does the building or structure have group value in visual design or historic relationship terms?

### **Community Value**

How important is the asset to the community as a source of local identity and distinctiveness, i.e. collective memories?