

**HAMBLETON DISTRICT COUNCIL**

**Report To:** Cabinet  
3 December 2013

**Subject: CRITERIA FOR ASSESSING NON-DESIGNATED HERITAGE ASSETS**

**All Wards outside NYMNP  
Portfolio Holder for Housing, Planning & Waste Management: Councillor B Phillips**

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**1.0 PURPOSE AND BACKGROUND:**

- 1.1 A heritage asset is defined within the National Planning Policy Framework 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”. The Framework also confirms that “heritage asset” includes designated heritage assets (e.g. listed buildings, ancient monuments) and less significant assets identified by the local planning authority (which can include locally listed buildings).
- 1.2 The Council does not undertake local listing but has a responsibility to consider whether a building or structure is a heritage asset when exercising its planning powers. Therefore, since the introduction of the National Planning Policy Framework in 2012 Development Management have identified potential Non-Designated Heritage Assets through the development process, i.e. when an application for Planning Permission has been received. A list of criteria has been produced (see Annex A), based on the ‘Good Practice Guide for Local Heritage Listing’ (2012) from English Heritage.
- 1.3 The criteria include 9 categories which identify special qualities of heritage assets. It is necessary for a building, monument, site, place, area or landscape to meet a minimum of 2 criteria to be considered a Non-Designated Heritage Asset.
- 1.4 Draft Planning Guidance published for comment by the Government in August 2013 advises that an assessment of a potential Non-Designated Heritage Asset should be judged against published criteria. The criteria in use therefore require publication and Council support would give them greater weight within the Development Management process.
- 1.5 Therefore, the purpose of this report is for Members to agree the criteria for assessing Non-Designated Heritage Assets and for these to be published on the website and be used for Development Management purposes in considering future planning applications.

**2.0 LINK TO COUNCIL PRIORITIES:**

- 2.1 The protection and enhancement of the historic environment contributes to the delivery of sustainable development. The criteria for assessing Non-Designated Heritage Assets helps to ensure that new housing and economic development can occur within the historic environment without compromising special character.

### **3.0 RISK ASSESSMENT:**

3.1 There are no risks associated with the recommendations of this report.

### **4.0 FINANCIAL IMPLICATIONS:**

4.1 There are no financial implications associated with the recommendation of this report.

### **5.0 LEGAL IMPLICATIONS:**

5.1 There are no legal implications arising from the recommendation of this report.

### **6.0 EQUALITY/DIVERSITY ISSUES**

6.1 There are no Equality and Diversity issues identified within this report.

### **7.0 RECOMMENDATION:**

7.1 It is recommended that the criteria for assessing Non-Designated Heritage Assets (Annex A) be approved for Development Management Purposes and be published on the Council's website.

MICK JEWITT

#### **Background papers:**

'Good Practice Guide for Local Heritage Listing' (2012), English Heritage

National Planning Policy Framework (2012), Communities and Local Government

National Planning Practice Guidance (2013) available from:  
<http://planningguidance.planningportal.gov.uk/>

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### Criteria for Assessing Non-Designated Heritage Assets

Criterion		Description
1.	<b>Age</b>	Usually more than 30 years old as it takes time for something to be appreciated and valued. However, in some cases there may be justification to include assets much earlier in their lifecycle.
2.	<b>Rarity</b>	Not many examples locally. This can include unusual assets such as pinfolds, cast iron bridges and traditional signage or more common ones of unusual architectural style or materials.
3.	<b>Representativeness</b>	May be representative of a particular architectural period, Architect, movement, company or group of its time e.g. Victorian terraces and railway buildings.
4.	<b>Aesthetic value/appeal</b>	Relates to local styles, materials or other distinctive local characteristics and may have a positive impact on streetscene. May invoke positive feelings of worth by reason of its architectural, design or artistic quality or in its form and layout.
5.	<b>Townscape or Landscape value</b>	Key landmark buildings/structures, buildings which strongly contribute to a view or roofscape vista, valued open spaces, including designed landscapes, streets, squares, parks, gardens, amenity/green spaces, walls, fences, railings, street surfaces i.e. cobbles, setts and grass verges. Street furniture e.g. signposts, streetlights, benches, post boxes and telephone boxes.
6.	<b>Group value</b>	Groupings of assets with a clear visual, design or historic relationship e.g. farm yards, terraces, group form and layout, contribution to streetscene and perception as well as roofscapes.
7.	<b>Artistic Interest</b>	An asset with artistic interest will exhibit some degree of creative skill, including sculpture, painting, decoration, diapering, pargetting, advertisements, memorials, gates, railings, gargoyles, door surrounds, finials and signage.
8.	<b>Historic Association</b>	Associated with an historical person or event of acknowledged local or national note, including important local figures or events e.g. landowner, commemorative event, charity, religious (churches) or other group and former resident. It is highly unlikely that this would apply to assets associated with a living person.
9.	<b>Archaeological interest</b>	There may be evidence to suggest that a site is of significant archaeological interest. To be assessed in conjunction with NYCC Archaeology Service.

Significance can be enhanced by a significant written record e.g. Pevsner, Local Amenity Society records and published articles.

If the potential asset meets two or more of the criteria set out in the table above then it should be considered a Non-Designated Heritage Asset.

Once assessed as being a Non-Designated Heritage Asset this should be reported to the Conservation Officer for recording within Uniform to inform any future applications or consideration of enforcement action.