



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

**to
PLANNING AND LICENSING COMMITTEE
24 JANUARY 2018**

**APPROVAL TO CONSULT ON THE DRAFT LISTS OF LOCAL HERITAGE
ASSETS FOR THE PARISHES OF ALTHORNE, COLD NORTON, NORTH
FAMBRIDGE, PURLEIGH AND STOW MARIES**

1. PURPOSE OF THE REPORT

- 1.1 This report seeks the Planning and Licensing Committee's approval to consult on the Draft Lists of Local Heritage Assets for the Parishes of Althorne, Cold Norton, North Fambridge, Purleigh and Stow Maries (**APPENDIX 1**).

2. RECOMMENDATION

That the Draft Lists of Local Heritage Assets for the Parishes of Althorne, Cold Norton, North Fambridge, Purleigh and Stow Maries are approved for public consultation.

3. SUMMARY OF KEY ISSUES

- 3.1 The Maldon District contains over a thousand nationally listed buildings, which are protected by law. In addition to this there are many historic buildings which, although they may not meet the criteria for national listing, possess local value because of their architectural and historic interest. The National Planning Policy Framework (NPPF) and Policy D3 of the Maldon Local Development Plan (LDP) refer to such buildings as 'non-designated heritage assets'. These assets are defined in the NPPF Planning Practice Guidance as those 'identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets' (Paragraph: 039 Reference ID: 18a-039-20140306). Planning Practice Guidance encourages Local Planning Authorities to identify 'non-designated heritage assets' against consistent criteria and notes that adding them to a 'local list' is a positive way of improving the 'predictability of the potential for sustainable development' (Paragraph: 041 Reference ID: 18a-041-20140306).
- 3.2 While addition of a building to a local list will not of itself result in additional planning controls, it does mean that the building's conservation as a heritage asset becomes a material consideration when determining the outcome of a planning application. Paragraph 197 of the NPPF states:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications

that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 3.3 Policy D3 of the Maldon LDP requires that applications affecting non-designated heritage assets both 1) preserve or enhance the assets' special character, appearance, setting and special features, and 2) be supported by a heritage statement which describes the asset's significance.
- 3.4 In 2011 the Planning and Licensing Committee adopted criteria for identification of buildings worthy of local listing. A provisional list of 26 buildings was formally adopted at that stage (Minute No. 2018/351 refers). It is now proposed to expand the number of local heritage assets on the basis of more comprehensive surveys of each parish. Based on the survey work carried out so far, it is estimated that around 300 buildings in the District are likely to merit recognition through addition to the Lists of Local Heritage Assets.
- 3.5 Individual lists are currently being drafted for each Parish by the Council's Conservation Officer, with assistance from local historians. Due to the considerable amount of work involved, a phased approach is planned for the survey of the whole District. The District's parishes are to be divided into seven groups of between two and six parishes which will be tackled as seven distinct phases. A timetable for the development of the register of local heritage assets is produced as **APPENDIX 2**. The target for completion of the final phase is September 2020.
- 3.6 Once draft lists have been completed for a particular phase, the Conservation Officer will first send copies to the relevant ward members for their informal comment. The draft lists will then be presented to the Planning and Licensing Committee for approval to proceed to public consultation. Draft lists will then be published on the Council's website, and each relevant Parish Council and owner / occupier will be written to. The consultation period will be for six weeks from the date that the letters are sent out. Consultees will be invited to comment on whether or not they agree that the buildings meet the criteria and to supply any relevant additional information. During this period of public consultation there also will be the opportunity for members of the public to submit further nominations. Following the consultation all responses will be collated and the updated draft lists will be presented to the Planning and Licensing Committee for formal adoption. Following adoption, the approved lists will be published on the Council's website, the location of each local heritage asset will be mapped on the Council's Geographic Information System (GIS), and each relevant Parish Council and resident will be informed.
- 3.7 Draft lists for the Parishes of Althorne, Cold Norton, North Fambridge, Purleigh and Stow Maries are produced as **APPENDIX 1**. Every effort has been made to make the lists interesting, informative and attractively presented documents. At the start of each list is an explanation of what local listing means and a copy of the approved selection criteria. Assets are presented in alphabetical order of the street on which they are located. Each heritage asset is illustrated by at least one good quality photograph. A simple description of the building is provided along with a summary of its significance, the latter explaining why the building is considered to meet the criteria. The local historian Kevin Bruce has given permission to reproduce old photographs of certain buildings which make for interesting comparison with the

modern photographs. Preparation of the list for Althorne was assisted by members of the Althorne Neighbourhood Plan Steering Group. Purleighs local historian, Steven Potter, has provided much historical information for the Purleigh list. The late Beryl Board, who was a local historian for Stow Maries, supplied useful information for that Parish.

- 3.8 This project is bringing to light numerous interesting and locally valuable historic buildings, reflecting the wealth of heritage within the District. Highlights among the heritage assets identified as part of this first phase include picturesque cottages, handsome old school buildings and churches and ambitious High-Victorian farm buildings. Such monuments make a valuable contribution to the character and identity of this part of rural Essex. Some of the buildings are most notable for their historical interest, including The Old Police Station in Purleigh which is one of the earliest rural police stations in Essex, houses associated with the radical and short-lived Purleigh Colony, and the World War II (WWII) floodlight in North Fambridge.

4. CONCLUSION

- 4.1 Maldon District Council has a commitment to protect and enhance the natural and built heritage of the District now and for the enjoyment of future generations. Policy D3 of the Maldon District Local Development Plan sets out this Council's objective of 'safeguarding, enhancing and promoting the historic environment'. Up-to-date Lists of Local Heritage Assets, which highlight and promote locally important historic buildings in each parish, will be a useful tool in meeting these objectives.

5. IMPACT ON CORPORATE GOALS

- 5.1 The recommendations of this report will support Corporate Goals by highlighting and promoting the significance of locally important heritage assets.

6. IMPLICATIONS

- (i) **Impact on Customers** – The goal of the Lists of Local Heritage Assets is to highlight and promote the significance of local heritage, reinforcing a sense of local identity and distinctiveness in the historic environment. Engagement with local residents and interest groups through public consultation, and the opportunity to submit further nominations, will enable locals to help identify and celebrate aspects of local heritage. Proactive identification of the buildings which should be regarded as 'non-designated heritage assets' will allow greater certainty of the issues to be considered as part of the planning process.
- (ii) **Impact on Risk** – The Lists of Local Heritage Assets will identify instances where consideration of heritage significance and conservation should be a material consideration in the planning process, thereby reducing the risk that local heritage assets are harmed or lost unnecessarily or without justification.

- (iii) **Impact on Resources (financial)** – The Lists of Local Heritage Assets will be maintained within existing budgets.
- (iv) **Impact on Resources (human)** – The Lists of Local Heritage Assets will be maintained within existing resources.
- (v) **Impact on the Environment** – Positive, due to the way in which the Lists will encourage the conservation of locally valuable historic buildings.

Background Papers: None.

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