



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

**to
PLANNING AND LICENSING COMMITTEE
6 JUNE 2019**

**APPROVAL TO CONSULT ON THE DRAFT LISTS OF LOCAL HERITAGE
ASSETS FOR THE PARISHES OF HEYBRIDGE, MALDON AND SOUTHMINSTER**

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 Heybridge, Maldon and Southminster (**APPENDIX 1**).

2. RECOMMENDATION

That the Draft Lists of Local Heritage Assets for the Parishes of Heybridge, Maldon and Southminster 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 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'. 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'.
- 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 asset's special character, appearance, setting and special features, and 2) be supported by a heritage statement which describes the asset's significance.
- 3.4 In 2012 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. More thorough lists are now 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. The target for completion of the final phase is March 2021.
- 3.5 Following approval for public consultation, the draft lists will be published on the Council's website, and each relevant Parish Council and owner / occupier will be written to. 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.
- 3.6 Draft lists for the Parishes of Heybridge, Maldon and Southminster are produced as **APPENDIX 1**. Every effort has been made to make the lists interesting, informative and attractively presented documents. Preparation of the list for Maldon was assisted by local historians Stephen Nunn and John Smith. The local historian Kevin Bruce has assisted with the preparation of the draft list for Southminster.

4. CONCLUSION

- 4.1 Maldon District Council has a commitment to protect and improve the environment of the District which includes built heritage. 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 STRATEGIC THEMES

- 5.1 The recommendations of this report will support the Strategic Theme for Place by encouraging the protection and improvement of built heritage, which is a valuable component of the local environment.

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 Equalities** – None.
- (iii) **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.
- (iv) **Impact on Resources (financial)** – The Lists of Local Heritage Assets will be maintained within existing budgets.
- (v) **Impact on Resources (human)** – The Lists of Local Heritage Assets will be maintained within existing resources.
- (vi) **Impact on the Environment** – Positive, due to the way in which the Lists will encourage the conservation of locally valuable historic buildings.
- (vii) **Impact on Strengthening Communities** – Positive, due to the way in which the local lists encourage pride in local built heritage and distinctiveness.

Background Papers: None.

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