



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
**PLANNING AND LICENSING COMMITTEE
5 SEPTEMBER 2019**

**APPROVAL TO ADOPT THE LISTS OF LOCAL HERITAGE ASSETS FOR THE
PARISHES OF HEYBRIDGE AND SOUTHMINSTER**

1. PURPOSE OF THE REPORT

- 1.1 This report seeks the Planning and Licensing Committee's approval to adopt the Lists of Local Heritage Assets for the Parishes of Heybridge (**APPENDIX 1A**) and Southminster (**APPENDIX 1B**).

2. RECOMMENDATION

That the Draft Lists of Local Heritage Assets for the parishes of Heybridge and Southminster are approved for formal adoption.

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 (PPG) encourages Local Planning Authorities (LPAs) 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 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 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.
- 3.5 Draft Local Lists for the parishes of Heybridge and Southminster were approved for public consultation on 6th of June 2019. The total number of entries on these two lists is 25. Copies of the documents were published on the Council's website and sent to the relevant Ward Members, every affected resident and the Parish Council. A table summarising the consultation responses is reproduced as **APPENDIX 2**. A total of 9 consultation responses were received. The responses were unanimously in support of the local lists. Particularly strong support was received for the inclusion of Southminster Police Station, Southminster Railway Station and The Former Parish Room in Southminster.
- 3.6 The Local Lists produced as **APPENDICES 1A** and **1B** have incorporated some minor amendments and corrections. The most notable change has been to reference the evidence that The Former Parish Room in Southminster was originally the village fire station. Following adoption, the approved list will be published on the Council's website, the location of each local heritage asset will be mapped on the Council's Geographical Information System (GIS), and each relevant Parish Council, resident and Ward Member will be informed.

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 (MDLDP) sets out this Council's objective of 'safeguarding, enhancing and promoting the historic environment'. Up-to-date Parish 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 STRAGIC 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 Parish Lists of Local Heritage Assets will identify instances where 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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