



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

to
**STRATEGY AND RESOURCES COMMITTEE
17 OCTOBER 2019**

**APPROVAL TO ADOPT THE LIST OF LOCAL HERITAGE ASSETS FOR
MALDON**

1. PURPOSE OF THE REPORT

- 1.1 This report seeks the Strategy and Resources Committee’s approval to adopt the List of Local Heritage Assets for Maldon (**APPENDIX 1**).

2. RECOMMENDATION

That the List of Local Heritage Assets for Maldon (**APPENDIX 1**) is 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 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 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 A draft Local List for Maldon was approved for public consultation on 6 June 2019. The total number of entries on the list is 30. Copies of the document were published on the Council's website and sent to the relevant Ward Members, every affected resident and Maldon Town Council. A table summarising the consultation responses is reproduced as **APPENDIX 2**. A total of 7 consultation responses were received, six of which were in support of the proposed list.
- 3.6 A letter submitted by RPS Group on behalf of Mid-Essex Hospital Services NHS Trust requested amendments to the entry for St Peter's Hospital. Specifically, the representation (reproduced in full in **APPENDIX 2**) argues that the original ranges to the rear of the complex and the former Board Room range at the front (now the Cherry Trees Resource Centre) should be excluded from the listing on account of their lesser architectural quality, and that a map highlighting precisely which buildings are included and excluded be reproduced in the local list document. However, while these secondary ranges are plainer and somewhat more altered than the main range and the chapel, all the original buildings are of sufficient architectural and historic interest to merit inclusion on the local list. The sum of all the original parts contributes to the overall interest of the complex. Inclusion on the local list does not necessarily mean that all the Victorian buildings on the hospital complex must be preserved indefinitely. It simply means that the buildings' significance must be taken into account in determining any planning applications. There is no dispute that some elements of the complex possess more significance than others, and this would be a central consideration in assessing future development proposals. In accordance with paragraph 197 of the NPPF, the erosion or loss of an aspect of local heritage would need to be weighed against the merits of the proposal, including public benefits. All the original buildings fall within the Maldon Conservation Area, and inclusion on the list does not impose any additional planning restrictions. The local list document has been amended to include a designation map which shows all the original 1873 structures included in the list, and all the later additions excluded. It is therefore recommended that all the original workhouse buildings are included in the designation and that the amended list entry as it appears in **APPENDIX 1** is approved. While the draft list included separate entries for the hospital and the hospital chapel, it has been decided that it would be simpler to include these in a single designation.

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 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, enables 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.

Enquiries to: Tim Howson, Conservation Officer (Tel: 01621 875725).