



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

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to  
**COUNCIL**  
**23 JUNE 2020**

**APPROVAL TO ADOPT THE LISTS OF LOCAL HERITAGE ASSETS FOR  
BRADWELL-ON-SEA AND TILLINGHAM**

**1. PURPOSE OF THE REPORT**

- 1.1 This report seeks the Strategy and Resources Committee’s approval to adopt the Lists of Local Heritage Assets for Bradwell-on-Sea and Tillingham (**APPENDIX 1**).

**2. RECOMMENDATION**

That the Lists of Local Heritage Assets for Bradwell-on-Sea and Tillingham (**APPENDIX 1**) 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 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 and Heritage Specialist, 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 Lists for Bradwell-on-Sea and Tillingham were approved for public consultation on 20 February 2020. The Bradwell-on-Sea list includes 20 entries and the Tillingham list includes 16 entries. Copies of the document were published on the Council's website and sent to the relevant Ward Members, every affected resident, Bradwell-on-Sea Parish Council and Tillingham Village Council. A table summarising the consultation responses is reproduced as **APPENDIX 2**. Only 3 consultation responses were received during the consultation period, each in response to the Bradwell-on-Sea list.
- 3.6 The owners of The Gatehouse, Bacons Chase, Bradwell-on-Sea, submitted that their house should not be included on the local list because an outstanding planning permission is currently being implemented to alter the original roof. Bearing in mind the original roof structure is being replaced, the original chimney has been demolished, the windows are modern and the original front doorway has been blocked, this building is now considered insufficiently well-preserved to meet selection criteria. The Local List for Bradwell-on-Sea in **APPENDIX 1** now excludes The Gatehouse.
- 3.7 Bradwell-on-Sea Parish Council welcomed the draft list and suggested several other buildings for inclusion. Most of the additional buildings fall short of the selection criteria, and two are listed buildings and therefore not eligible. However, Maldon District Council's Conservation and Heritage Specialist agrees that the pillboxes along the sea wall represent an important group and a potent visible reminder of the threat of invasion posed during World War II. The Local List for Bradwell-on-Sea in **APPENDIX 1** now includes the group of coast pillboxes as a single entry.

#### **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.

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