



Hinckley & Bosworth Borough Council

FORWARD TIMETABLE OF CONSULTATION AND DECISION MAKING

PLANNING COMMITTEE

7 November 2017

WARDS AFFECTED: All Wards

SELECTION CRITERIA FOR LOCAL HERITAGE ASSETS

Report of Head of Planning and Development

1. PURPOSE OF REPORT
 - 1.1 To seek committee endorsement of a selection criteria to identify potential local heritage assets across the borough.
2. RECOMMENDATION
 - 2.1 That the committee endorse the selection criteria as the means of identifying potential local heritage assets across the borough.
3. BACKGROUND TO THE REPORT
 - 3.1 Currently statutory protection is given to a number of buildings, structures and spaces across the borough through their designation as listed buildings, conservation areas and scheduled monuments. However, beyond these there are a wide range of other buildings, monuments, sites, places, areas or landscapes that contribute to local character and distinctiveness; these are known as “local heritage assets”.
 - 3.2 It is the intention of the council to compile and adopt a list of local heritage assets (known as a “local heritage list”) from across the borough. Once adopted the significance of a local heritage asset will merit consideration in planning decisions because of its heritage interest. The Conservation Officer has commenced work with interested local groups including Parish Councils, Neighbourhood Development Forums and Groups, local civic and history societies and other interested stakeholders to identify potential candidates assets for the local heritage list but the formal development of a selection criteria is now required to objectively continue this identification process.
 - 3.3 A specific selection criteria has been devised to define the scope of the local heritage list and take into account the range of heritage assets across the borough. The

criteria recognise that local distinctiveness may lie as much in the commonplace or everyday as it does in the rare and spectacular, and it has been informed by the common methods of demonstrating heritage value and interest as defined by Historic England and included in their *Local Heritage Listing Advice Note 7*. The proposed selection criteria are attached to this report in Appendix A. Appendix B includes a nomination form with the intention that any individual or group can nominate a candidate asset for inclusion on the local heritage list based on the criteria, with the form allowing them to identify what the asset is, why it is valued locally, and to indicate what makes it special. This nomination form will provide the means to develop candidate assets for the local heritage list and these will be presented to the Planning Committee for confirmation in due course.

- 3.4 The Historic England Advice Note states that Local Lists will be more effective if objective selection criteria have been tested through public consultation. The proposed selection criteria for the borough were sent to all Parish Councils and relevant groups and societies and advertised on the Council website for a period of three weeks during August to September 2017. Two comments were received during the consultation process, both supporting the content of the proposed criteria.

4. EXEMPTIONS IN ACCORDANCE WITH THE ACCESS TO INFORMATION PROCEDURE RULES

- 4.1 This report will be taken in open session.

5. FINANCIAL IMPLICATIONS [TP]

- 5.1 None.

6. LEGAL IMPLICATIONS [MR]

- 6.1 Set out in the report.

7. CORPORATE PLAN IMPLICATIONS

- 7.1 This report contributes to the following strategic aim of the Council:

- Places – creating clean and attractive places to live and work

8. CONSULTATION

- 8.1 The proposed selection criteria were subject to a round of public consultation as identified in paragraph 3.4 of the report.

9. RISK IMPLICATIONS

- 9.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

- 9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

9.3 The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
None identified	N/A	SM

10. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

10.1 Potential local heritage assets will be located throughout the whole of the borough and this includes the rural areas.

11. CORPORATE IMPLICATIONS

11.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications
- Environmental implications
- ICT implications
- Asset Management implications
- Procurement implications
- Human Resources implications
- Planning implications
- Data Protection implications
- Voluntary Sector

Background papers: None

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Executive Member: Councillor R Allen

APPENDIX A. SELECTION CRITERIA FOR LOCAL HERITAGE ASSETS

To be included on the list the asset must have some heritage interest and value and be able to meet the definition of a heritage asset.

What is it?

- a **building or group of buildings**
- a **monument or site** (an area of archaeological remains or a structure other than a building)
- a **place** (e.g. a street, park, garden or natural space)
- an **area or landscape** (an area defined by visual features or character, e.g. a town centre, village, suburb or field system)

Why is it locally valued?

The heritage asset may be of interest and valued locally for some or all of the following:

HISTORIC: It is important to understanding an association with a person, event, episode of history, local industry, or social, economic, cultural or religious development of the area. This might be an ***illustrative interest*** (it illustrates an aspect of the area's past that makes an important contribution to its identity or character), and/or an ***associative interest*** (it connects us to people and events that shaped the identity or character of the area).

EVIDENCE: It is an important resource for understanding and learning about the area's history, enhanced by a significant contemporary or historic record (written, drawn or oral). This might include ***archaeological interest*** (it will be the primary source of evidence about the substance and evolution of the area and the people and culture that made it).

AESTHETIC: It makes an important contribution to the area because of its design (planned or fortuitous), construction, craftsmanship or decoration. This might be ***architectural interest*** (it is a high quality representation of an architectural style, a building of particular use, a technique of building, the use of materials, or be the works of a particularly important architect or company), and/or ***artistic interest*** (it includes artistic endeavour to communicate meaning or use of design (including quality landscape design) to enhance appearance).

COMMUNITY: It is perceived as a source of identity, distinctiveness, social interaction and cohesion, contributing to the 'collective memory' of a place. This might include ***commemorative or symbolic interest***, that reflect meanings of a place for the people who relate to it. It is important to all or part of the community. It has a social value and may be a source of civic pride.

What makes it local significance special?

Once the interest and value of the asset has been identified its specialness is assessed. The specialness is what makes the heritage significance of the asset stand out from the surrounding environment. The following will be considered:

- **AGE:** Is it particularly old, or of a date that is significant to the local area? This should take into account local characteristics distinctive to the type of asset.
- **RARITY:** Is it unusual in the area or a rare survival of something that was once common? For an asset to have a degree of rarity it must exemplify a design, age, pattern or other quality that is in itself uncommon, either to the locality, borough or wider region. Many assets for example may be of considerable age, but may not be particularly rare.
- **INTEGRITY:** Is it largely complete or in a near to original condition? To have a degree of integrity the asset should retain a sense of completeness either individually or part of a larger group. The interest of an archaeological site will depend on its level of survival, and those assets which demonstrate the greatest potential for archaeological interest will be considered for inclusion on the list if the evidence base is compelling and a distinct area can be identified.
- **LANDMARK QUALITY:** Does it have a visual prominence and can it be singled out as a landmark within the local scene? Assets considered a 'local landmarks' are normally aesthetically attractive and dominate the street scene or an important view or vista. An asset with landmark quality is normally scene as a geographical or cultural orientation point.
- **GROUP VALUE:** Is it part of a group of assets that have a clear historic, aesthetic or communal association? This relationship can be the result of a deliberate design or accidental, through piecemeal development of the area.
- **OTHER:** Is there another way you think the asset has special local value or interest?

APPENDIX B. HINCKLEY AND BOSWORTH LOCAL HERITAGE ASSETS – NOMINATION FORM



Hinckley & Bosworth
Borough Council

Name and location of your candidate heritage asset (if necessary, please provide a photograph and a map showing its location):

1. WHAT IS IT? Is it one of the following? (select one):

- a **building or group of buildings**
- a **monument or site** (an area of archaeological remains or a structure other than a building)
- a **place** (e.g. a street, park, garden or natural space)
- an **area or landscape** (an area defined by visual features or character, e.g. a town centre, village, suburb or field system)

2. WHY IS IT LOCALLY VALUED? Indicate what is it about the asset that provides its interest, and why it is valued locally. Please complete one or more of these categories.

Historic: It is important to understanding an association with a person, event, episode of history, local industry, or social, economic, cultural or religious development of the area. This might be an **illustrative interest** (it illustrates an aspect of the area's past that makes an important contribution to its identity or character), and/or an **associative interest** (it connects us to people and events that shaped the identity or character of the area).

Evidence: It is an important resource for understanding and learning about the area's history, enhanced by a significant contemporary or historic record (written, drawn or oral). This might include **archaeological interest** (it will be the primary source of evidence about the substance and evolution of the area and the people and culture that made it).

Aesthetic: It makes an important contribution to the area because of its design (planned or fortuitous), construction, craftsmanship or decoration. This might be **architectural interest** (it is a high quality representation of an architectural style, a building of particular use, a technique of building, the use of materials, or be the works of a particularly important architect or company), and/or **artistic interest** (it includes artistic endeavour to communicate meaning or use of design (including quality landscape design) to enhance appearance).

Community: It is perceived as a source of identity, distinctiveness, social interaction and cohesion, contributing to the 'collective memory' of a place. This might include **commemorative or symbolic interest**, that reflect meanings of a place for the people who relate to it. It is important to all or part of the community. It has a social value and may be a source of civic pride.

3. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Indicate why any of the following features make the heritage significance of the asset stand out above the surrounding environment:

Age: Is it particularly old, or of a date that is significant to the local area?

Rarity: Is it unusual in the area or a rare survival of something that was once common?	
Integrity: Is it largely complete or in a near to original condition?	
Landmark Quality: Does it have a visual prominence and can it be singled out as a landmark within the local scene?	
Group value: Is it part of a group of assets that have a clear historic, aesthetic or communal association?	
Other: Is there another way you think the asset has special local value or interest?	

Please view the Council's selection criteria to inform your suggestions: <http://www.hinckley-bosworth.gov.uk/info/200023/conservation/316/heritage/5>. Send the completed form to conservation@hinckley-bosworth.gov.uk