



THE STAFFORDSHIRE MOORLANDS LOCAL HERITAGE REGISTER

SUPPLEMENTARY PLANNING DOCUMENT

STAFFORDSHIRE MOORLANDS
LOCAL DEVELOPMENT FRAMEWORK

February 2008

1. **The Staffordshire Moorlands Local Heritage Register**

- 1.1 The District Council recognises the importance and the diversity of the historic built environment and its contribution to the local distinctiveness of the Staffordshire Moorlands. As part of our cultural heritage the historic built environment merits protection.
- 1.2 The Council proposes to draw up a list of buildings, structures, parks, and gardens, cemeteries and archaeological sites that are considered to be of significant local interest. This list will be known as the Staffordshire Moorlands Local Heritage Register.
- 1.3 Staffordshire Moorlands has a wealth of listed buildings, scheduled archaeological sites (scheduled ancient monuments) and historic parks and gardens. These are of recognised national importance and are designated by English Heritage. Consequently these sites benefit from special consideration and protection through the planning system. In *Heritage Protection for the 21st Century* the Government has published proposals for the reform of the present system.
- 1.4 Conservation Areas are also designated by the local authority and enjoy additional protection and consideration. It is not intended to add buildings or sites in Conservation Areas or any of the nationally designated sites (1.3 above) to the Local Heritage Register as their status is already recognised.
- 1.5 However there are a number of buildings and structures, parks and gardens and archaeological sites, which are not of national importance, and which lie outside of Conservation Areas. These contribute significantly to the rich cultural heritage of the Moorlands. These deserve recognition and appropriate consideration by the Council.
- 1.6 To recognise these important local features the Council proposes to include them on a list of buildings, structures, parks, and gardens, cemeteries and archaeological sites that are considered to be of significant local interest. This list will be known as the Staffordshire Moorlands Local Heritage Register.
- 1.7 Addition of a building or site to the Local Heritage Register does not of itself place any additional control or burden upon the owner. However the Council would expect an owner to maintain a building or site on the register in good condition to preserve its special interest. The council would also expect any proposals for development to have due regard for the special interest of the site.
- 1.8 Addition of a building or site to the Local Heritage Register does not of itself place any additional planning control upon the site. However the particular interest of the building or site would be taken into account by the Council, in any planning or other decision regarding the site.

1.9 The Council would have discretion to take additional planning powers, to safeguard a building or site on the Local Heritage Register, if it considered it expedient for the preservation or appropriate planning of the site. Changes in the national system of designation for protecting historic site and buildings, may also encourage the Council to take additional powers

1.10 This document is intended as a Supplementary Planning Document (SPD)

2. Policy Context

2.1 Planning Policy Guidance 15: Planning and the Historic Environment (PPG15) advises:

Many buildings which are valued for their contribution to the local scene, or for local historical importance, will not merit Listing. It is open to Planning Authorities to draw up lists of locally important buildings, and to formulate local plan policies for their protection, through normal development procedures. (par. 6.16)

2.2 The Local Heritage Register is intended to identify those buildings and sites which are of local importance and to provide some protection against demolition or undesirable alteration. A Local Heritage Register can be effective in preventing damaging development and is a useful tool in improving the image and status of the District through recognition of its cultural assets.

2.3 The SPD aims to elaborate on the policies set out in the adopted Staffordshire Moorlands Local Plan, in particular policy B13 which requires proposals to take account of and enhance their surroundings. It forms part of the Local Development Framework (LDF) for Staffordshire Moorlands, providing additional information or clarification to policies.

2.4 The list of buildings or sites on the Local Heritage Register will form an appendix to the SPD and will be kept up-to-date through the process set out below.

3 Identifying buildings and sites of local interest

3.1 In drawing up a Register of sites of local interest, the Council will use the following criteria to assess their importance and suitability for inclusion. The criteria are based the published criteria for national statutory listing.

3.2 Buildings and Structures

For inclusion on the Local Heritage Register a building or structure should have some special interest. This would include one or more of the following:

- Architectural Interest: This includes buildings that are of interest on account of their design, decoration and craftsmanship. Architectural interest will also include examples of local vernacular buildings, examples of

particular building types and techniques, plan forms and the work of important architects.

- Historical interest. This includes buildings that illustrate important aspects of social, economic, or cultural history or are associated with notable people or events.
- Group value: This includes buildings which form a planned arrangement or less formal associated group of structures
- Landmark Buildings. This includes particularly prominent buildings in a locality, street or landscape or which contribute to local landscape character

In all the above, particular consideration should be given to the completeness and integrity of the building or structure.

3.3 Parks, gardens, and cemeteries

For inclusion on the Local Heritage Register a park, garden or cemetery should be one of the following types

- Sites which are representative examples of a style or layout, or a type of site, or the work of an important designer.
- Sites associated with locally significant persons or historical events.
- Sites which are of intrinsic interest and contribute to the character of the area.

3.4 Archaeological Sites

For inclusion on the Local Heritage Register an archaeological site should be one of the following types

- Sites associated with locally significant persons or historical events.
- Sites with visible surviving features
- Sites which are well documented
- Sites of locally uncommon types of monument.

4 Adding a site to the Local Heritage Register

4.1 Anyone, a member of the public or an owner, can nominate a site or building for addition to the Register. An application form should be completed and sent to Head of Regeneration. When an application is received the site or building owner will be contacted and their views invited. The application will be assessed by the Conservation Manager and reported to the Conservation Liaison Panel. The Panel is made up of local councillors and representative of local amenity groups with a particular interest and expertise in the local Historic Environment. The Panel would consider the report and would assess the suitability of the building or site for inclusion on the Register, based on the above criteria.

4.2 The Panel's recommendations would be submitted to the Cabinet of Staffordshire Moorlands District Council for consideration and approval for addition to the Register. Owners would be informed of the Cabinet's decision.

- 4.3 Buildings or sites, which are the subject of a current planning application, would not be considered for addition to the register, until the application was determined.
- 4.4 Owners or occupiers dissatisfied with the decision to include their building or site on the Local Heritage Register, would be able to write and make a formal objection to inclusion, within six months of the date of notification. Objections would be considered by Cabinet.

5. The Implications of the Local Heritage Register

- 5.1 Inclusion of a building or site on the Local Heritage Register does not confer protection equivalent to that available to nationally designated sites, such as listed buildings or Scheduled Ancient Monuments

5.2 Demolition

There are no additional planning controls on buildings or sites on the Register. The Council will ensure that when planning permission is required for alterations or redevelopment, the local interest of a building or site will be a material consideration in determining an application.

Proposals for demolition will be assessed against the same criteria as listed buildings, (PPG 15 paragraph 3.19). The Council will need to be satisfied that the benefits of demolition and redevelopment outweigh any loss to the local public interest. The Council will adopt a presumption in favour of retaining the building, and so demolition will only be permitted where the replacement scheme is of equal or superior quality

5.3 Alterations

Existing planning controls apply to buildings or sites on the Register. Many modifications to a building, such as external alterations, extensions and changes of use will require planning permission. Proposals involving works to a building or site on the Register should respect the particular character and interest of the building or site. The local interest of a building or site will be a material consideration in determining an application.

In some cases external alterations to a building may be desirable and promote maintenance and preservation. The building does not have to be preserved exactly as it is, however the Council requires any alterations to be sympathetic and of high quality. Proposals affecting buildings on the Register should ensure that they preserve its local interest by:

- a. Respecting the building's design, appearance and any architectural or historical features in the design of any extensions or alterations.
- b. Ensuring that wherever practicable, materials appropriate to the building's local interest are used.

- c. Ensuring that any building within the curtilage or setting of a building or site on the Register is designed to be sympathetic to its appearance.

5.4 Permitted Development

The Town and Country Planning (General Permitted Development) Order 1995 grants rights (known as permitted development rights) to carry out certain limited forms of development without the need to make an application for planning permission. There are no changes to permitted development rights arising from the inclusion of a building or site on the register. However, owners are encouraged to consider the particular interest, design quality and appropriate materials.

5.5 Maintenance

Owners are encouraged to carry out regular maintenance in order to safeguard the historic fabric and avoid the need for more costly repairs in the future. Continued inclusion on the Local Heritage Register may help in maintaining the value of the property.