

Committee(s): Policy, Resources and Economic Development Committee	Date: 14 September 2022
Subject: Brentwood Local Heritage List	Wards Affected: All
Report of: Phil Drane, Director of Place	Public
Report Author/s: Name: Paulette McAllister, Historic Environment Consultee	For Decision

Summary

This report presents the Brentwood Local Heritage List (Local List) and seeks the approval of the committee to adopt the list and give delegated authority to the Director of Place for the ongoing management of the list.

All Local Authorities are responsible for compiling a Local List, with guidance being set out by Historic England, through the National Planning Policy Framework (NPPF). The recently adopted Brentwood Local Plan 2016-2033 also refers to Non-Designated Heritage Assets and a Local List under Policy BE16 Conservation and Enhancement of Historic Environment and supports the ethos of local listing.

Recommendation(s)

Members are asked to:

R1. Approve the Brentwood Local Heritage List as set out in Appendix A.

Main Report

Introduction and Background

1. Brentwood borough has a well-documented Historic Environment with the settlement origins recorded back to the 11th Century. There are currently more than 500 entries on the National Heritage List for England (Listed Buildings), 12 scheduled monuments and two Grade II* registered parks and gardens. In addition, the borough contains 13 designated Conservation Areas. These are collectively known as 'Designated Heritage Assets' and have statutory protection.

2. However, there are many other locally important heritage features, buildings and places, that do not meet the strict criteria for national protection. These are referred to as 'Non-Designated Heritage Assets' and are recognised for their contribution to making a place special for local people, that carry the boroughs history, traditions, stories and memories into the present day and add depth of meaning to Brentwood's sense of place.

Policy Context

3. The National Planning Policy Framework (NPPF) places emphasis on 'sustaining and enhancing the significance of all heritage assets' and recognising that heritage assets are an 'irreplaceable resource' and should be conserved 'in a manner appropriate to their significance'.
4. The recently adopted Brentwood Local Plan 2016-2033 (March 2022), contains policies that relate to heritage assets and the historic environment. Policy BE16, CONSERVATION AND ENHANCEMENT OF HISTORIC ENVIRONMENT 2C, states:

“Development proposals that affect non-designated heritage assets and their settings, including protected lanes, should seek to preserve and wherever possible enhance the asset and its setting. When considering proposals which are likely to cause harm to such an asset consideration will be given to:

- a. the significance of the asset and its setting; and*
- b. the extent to which the scale of any harm or loss has been minimised.”*

5. All local authorities are responsible for coordinating the compilation of Local Heritage Lists of buildings, structures, sites and landscapes that they consider to be of local importance. Historic England states that:

“Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. Local lists can be used to identify significant local heritage assets to support the development of Local Plans.”

6. 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'.

7. Local lists have been around for many years and nearly half of the local planning authorities in England already have one. What is new is that local lists are being promoted in the National Planning Policy Framework (NPPF) and the Department for Levelling Up, Housing and Communities is encouraging all local authorities to compile one.

Primary Objectives

8. The purpose of the Brentwood Local Heritage List is to raise awareness of the area's local heritage assets and their importance to its unique distinctiveness. The Local Heritage List is a living document that will be open to amendment and future updates. There will be further opportunities to nominate a heritage asset for inclusion on the local list. The list can also inform developers, owners, council officers and members about buildings and places within the local authority boundary that are desirable to retain and protect alongside offering a record of the nature of the Brentwood historic environment more accurately.
9. Whilst being identified on the Brentwood Local Heritage List demonstrates explicitly that a building or site makes a positive contribution to the character and local distinctiveness of a place, such does not preclude development, nor does it equate to statutory protection or the requirement for Listed Building Consent.

Assessment Methodology

10. The first phase in the production of this first phase List, involved a sift of Conservation Areas and those buildings cited within the already adopted with Appraisals and Management Plans, alongside capturing sites identified through the last five years of Planning Development Management, this alongside assessment of submitted Nomination forms received during consultation. The methodology adopted is set out within Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition).
11. In essence to be recommended for Local Listing, criterion commonly includes Asset type, Age, Rarity, Architectural and Artistic Interest, Group Value, Archaeological Interest, Historic Interest and Landmark Status. Evaluation for the Brentwood Local Heritage List involved site assessment and desk-based research by an accredited Historic Buildings Surveyor in conjunction with the Planning Policy Team and the councils Principal Consultee for the Historic Environment.

Notification of Local Listing and Future Management

12. It is proposed to issue a notification to each property owner upon adopted of the Brentwood Local Heritage List (Appendix B), which will include a section of FAQs and a copy of their property's assessment. In conjunction the sites are proposed to be mapped through the local planning authority's Uniform system and Public Access online.
13. As the List is a 'live' database, it will be regularly updated online with annual updates collated for Members as part of the council's monitoring.

Reasons for Recommendation

14. All Local authorities are responsible for compiling a Local List. This is guided by the National Planning Policy Framework requirement to sustain and enhance the significance of all heritage assets, informed by the recognition that heritage assets are an 'irreplaceable resource' and should be conserved 'in a manner appropriate to their significance'. Publication and regular updating of a local list is now also consistent with the council's new local plan, which commits to the ethos of local listing in support of Policy BE16, Conservation and Enhancement of the Historic Environment.

Consultation

15. A consultation period for public 'nominations' onto the borough's Local Heritage List ran for a six-week period from 10 March to 21 April 2022. All parish councils were contacted in addition to Local Amenity Societies and local interest groups, schools and notification via the council's website. Groups were issued with Nomination Forms which set out the methodology for capturing data for future impartial assessment. The proposals for consultation and methodology were presented at an All-Member Briefing in February 2022.

References to the Corporate Strategy

16. The council's Corporate Strategy 'Brentwood 2025' commits to "Promote the environment and recognise its importance in the decisions we make' to 'Ensure all council policies protect and enhance our environment'
17. The council's local plan 2016-2033 states "Locally listed buildings within the borough are to be recorded on a live database... this list and its future enrichment is essential in conserving local distinctiveness and community engagement in the historic environment. The Council supports the ethos of local listing and the opportunities it brings to engage a diverse range of stakeholders into the management and education of the local historic environment".

Implications

Financial Implications

Name/Title: Jacqueline Van Mellaerts, Corporate Director (Finance & Resources) and Section 151 Officer

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18. There are no direct financial implications arising from this report.

Legal Implications

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19. The legal implications for the council are set out within the report.

Economic Implications

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20. There are no direct economic implications. It is important that the council sets out a strategy for identifying, protecting and enhancing local heritage assets as part of maintaining a prosperous built environment, which can have indirect positive economic impacts for those visiting or investing in the borough.

Equality and Diversity Implications

Name/Title: Kim Anderson, Corporate Manager (Communities, Leisure & Health)

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21. The Public Sector Equality Duty applies to the council when it makes decisions. The duty requires us to have regard to the need to:

- a) Eliminate unlawful discrimination, harassment and victimisation and other behaviour prohibited by the Act. In summary, the Act makes discrimination etc. on the grounds of a protected characteristic unlawful
- b) Advance equality of opportunity between people who share a protected characteristic and those who do not.
- c) Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

22. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, marriage and civil partnership, race, religion or belief, gender, and sexual orientation. The Act states that 'marriage and civil partnership' is not a relevant protected characteristic for b. or c., although it is relevant for a.
23. The proposals in this report will not have a disproportionately adverse impact on any people with a particular characteristic.

Other Implications (where significant) – i.e. Health and Safety, Asset Management, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

None

Background Papers

None

Appendices to this Report

- Appendix A: Brentwood Borough Local List of Non-Designated Heritage Assets (Local List), September 2022
- Appendix B: Notification letter template for the Brentwood local heritage list