

# Local Heritage List Strategy



**May 2024**



**Bromsgrove**  
District Council

[www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)





## What is Local Listing?

Local lists identify heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area. There are a significant number of heritage assets within the District which are important to our local communities and make a valuable contribution to our sense of history and understanding of place.

Heritage Assets are defined in the National Planning Policy Framework (NPPF) as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). These assets can include buildings, structures, landscapes, archaeological sites or places associated with significant local, historical events, important people, trades or industries, craftsmen or locally distinctive buildings in terms of their architecture or materials, to name but a few examples.

Overall, they are heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area.

Local lists identify what is valued at a local level as opposed to national level. Nationally important heritage assets are identified as either scheduled Ancient Monuments, or on the Statutory List (occasionally they appear on both) or Register of Parks and Gardens. Other heritage assets do not satisfy the criteria for any of these national designations, and if not located in a conservation area they have no formal recognition and consequently no protection.

The process of preparing a local heritage list allows local people to identify the local heritage assets which are important to them as well as enabling local authorities to work in partnership with their local communities. A local list will identify the location of such assets and will define their significance.





## Policy Context NPPF

The use of local lists is promoted by the National Planning Policy Framework (NPPF), which advises local planning authorities in Paragraph 196<sup>1</sup>, to 'set out in their local plan a positive strategy for the conservation and enjoyment of the historic environment'. It is emphasised that 'they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'.

In respect of non-designated Heritage Assets, Paragraph 209 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 affect directly or indirectly 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.'

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<sup>1</sup> *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

## Local Plan Policies

In light of the NPPF the Bromsgrove District Plan (2017) acknowledges the importance of adopting a local list to formerly identify the locally important heritage assets within the district, and includes the following policies;

**BDP20.12** The District Council will update the current draft local heritage list and formally adopt it. It would include all heritage assets recognised as being of local importance, including those which are locally distinctive such as nailers cottages, assets associated with the scythe industry and assets associated with the use of the Worcester and Birmingham canal which runs the length of the District, to name but a few.

**BDP20.13** The District Council will support development that:

- i. Retains Heritage assets on the local list.
- ii. Involves sympathetic alterations and extensions to Heritage assets on the local list.
- iii. Does not have a detrimental impact on the setting or context of Heritage assets on the local list.

**BDP20.14** In considering applications that directly or indirectly affect locally listed buildings, a balanced judgement will be applied having regard to the scale of any harm or loss as a result of proposed development and the significance of the locally listed building.

## Historic England Guidance

Local lists have been promoted in planning policy since the 1990s. Historic England's Guidance document 'Local Heritage Listing: Identifying and Conserving Local Heritage, Historic England Advice Note 7 (2<sup>nd</sup> edition) 2021' and its predecessors advise local authorities how they should go about preparing and maintaining local lists. The guidance document has assisted in the preparation of this document.



## What protection do locally Listed Buildings have?

Heritage assets on the local list do not attract additional consent requirements, unlike statutory listed buildings where listed building consent is required for all alterations, over and above those required for planning permission.

Heritage assets identified on a local list, are recognised by the local authority as having heritage significance, and therefore due to Paragraph 209 of the NPPF(outlined above), will merit consideration



in planning matters. When considering planning applications which impact on heritage assets on the local list, the LPA is required to take a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset, in determining the application.

Heritage assets on the Local Heritage List will not have the same protection as those on the statutory list, although the Historic Environment policies in the District Plan support the retention of heritage assets on the list.

The level of protection afforded to a heritage asset on a local list will be dependent on how the local list was prepared. The more robust the process for adding a heritage asset to the local list, particularly in terms of the selection criteria, the greater the weight for protecting the asset.

Inclusion of a heritage asset on the list will provide clarity to owners, developers and the local planning authority allowing all parties to consider the significance of the asset at an early stage. It should be noted that if a heritage asset is not included on a local list, it does not indicate that it is of no heritage value, only that at this point in time it does not meet the criteria for inclusion on the list. The fact that it is a 'heritage asset' will still be a material consideration in the planning process.





## Consultation

The process of compiling the Local Heritage List and the criteria to be used have been arrived at following public consultation.

The first step in the process of preparing and adopting the local list was to consult on the draft selection criteria which had been identified and the process for compiling the Local Heritage List. Following Cabinet approval a 6 week consultation was undertaken. The consultation process involved inviting comments from key stakeholders including the parish councils, neighbouring councils, Historic England, the statutory amenity societies, local history groups, other local societies and the general public. A Local Heritage List page was created on the conservation section of the Bromsgrove District Council website, with further information on the process, and details on how to submit comments. Two information evenings were also held at the Council House in Bromsgrove.

A number of comments were submitted in respect of the document and the criteria. The document and criteria have been amended in light of these comments and the changes approved by the Head of Planning and Regeneration in consultation with the Portfolio Holder.

## Compiling the Local Heritage List

Although a draft local list was drawn up in 2006, it was on the basis of nomination only and there were no defining criteria. All the properties on this list will be considered in light of the adopted criteria. As the task is a large one and the local authority wants to work with local communities to draw up the list it is proposed that the list is drawn up on a parish by parish basis where parishes exist, where no parishes exist the areas will be split up in manageable selection areas.

Local groups including ward councillors, parish councils, local history groups, local interest societies, to name but a few, as well as individuals will be invited to nominate heritage assets for consideration for inclusion on the Local List. They will need to submit evidence on a nomination form to justify the proposal having considered the selection criteria.

The conservation team will consider all nominations and will assess them against the criteria. The team will also survey the area to identify further properties which meet the criteria.

The Conservation Team will then assemble a draft list for the parish/area

They will then commence a consultation process as follows





Publish Parish LHL on BDC Website

Start Consultation Process – 6 Weeks

Contact owners/parish council/ward councillors/  
any other consultees

Use Council social media to publicise  
consultation and consultation event

Hold consultation event

Tabulate consultation comments

Consider all comments against the criteria and  
amend the draft LHL accordingly

Prepare a summary of consultation comments &  
Conservation responses

A final report, together with a summary of the consultation responses, will be prepared for Cabinet with the proposal that the Parish LHL is adopted and becomes a material consideration in the planning process.



There will be no appeal procedure if an owner believes his/her property should not be included on the list. The statutory listing process similarly has no appeal process although the issue of whether or not a building should be on the national list can be raised during development control procedures.

The process will be repeated until the whole District has been assessed. Following which there will be a similar process for subsequently adding any further heritage assets to the list on an annual basis.

If for any reason a heritage asset loses its significance, for example due to unsympathetic alterations, or additions, it could be considered for removal from the list following a similar process to the one outlined above.

## What will the list look like?

It is envisaged that it will comprise address details, photograph and brief reasons for inclusion.





## Availability/ Accessibility

There will be a link to the list from the conservation pages of the BDC Website.



## Why do we need Selection Criteria?

The local list can incorporate all types of heritage assets, and selection criteria are important for defining the scope of the local heritage list, ensuring that a range of local assets including the locally distinctive are included.

More weight can be given to preserving the significance of assets on the local list, if the list has been objectively prepared. Criteria therefore need to be subject to public consultation and there has to be a clearly defined process for compiling the list as well as adding to it in the future.

## Summary of special interest for Bromsgrove District

Bromsgrove District is situated in North Worcestershire, and although the town of Bromsgrove is located only 14 miles from the centre of Birmingham, the district is predominately rural, with approximately 91% designated as Green Belt.

Away from the built-up areas around Bromsgrove the District is characterised by settlements of farmsteads and wayside dwellings with the occasional village.

The Historic Environment Assessment of Bromsgrove District indicated that there was generally a moderate to high survival rate of historic character, although many of the historic assets are undesignated.



There are 492 listed buildings, 13 Scheduled Ancient Monuments, 839 known sites of archaeological interest, 2 registered parks and gardens and 12 conservation areas. The conservation areas vary greatly in character, however most are centred around village cores such as Belbroughton and Alvechurch, but this also means that that village buildings of interest, of which there are many, not situated in this central core are unprotected.



The more unusual conservation areas include a stretch of the Birmingham and Worcester Canal, however not all buildings and structures associated with the waterway are within the boundary of the conservation area, and the Chartist settlement at Dodford. Most of the Dodford settlement is protected by the conservation area designation and the best surviving cottages are listed. Dodford was one of only five Chartist settlements in the country, and is considered to have been one of the key events in agricultural development in Worcestershire.



In addition, there are other smaller but equally notable groups of assets which are important in terms of local character and distinctiveness and these include;

- The cottages and workshops relating to the nailing industry, which boomed around Bromsgrove during the 18th and 19th centuries, and they can be found throughout the district.
- The numerous vernacular cottages and farmsteads found throughout the district, although many farmsteads have been converted to residential use.
- The houses designed by prominent Birmingham Arts and Crafts architects at the end of the 19<sup>th</sup> and at the beginning of the 20<sup>th</sup> century, particularly around Barnt Green.
- Work by the Bromsgrove Guild of Applied Arts, founded at the end of the 19th century which attracted craftsmen to the area from across Europe before it closed in the late 1960s.
- Structures and other evidence relating to the scythe industry in Belbroughton
- The significant number of parks and gardens of regional importance, identified in the Hereford and Worcester Gardens Trust, Survey of Parks and Gardens in Worcestershire<sup>2</sup>.

<sup>2</sup> *A Survey of Parks and Gardens in Worcestershire*, Richard Lockett, Ed. Jane Patton, Hereford and Worcester Gardens Trust. 2019





## Selection Criteria

To be considered for the local list each heritage asset should satisfy criteria 1 and one other criteria.

### 1 Age, Authenticity and Rarity

- Any heritage asset proposed to be considered for selection under any of these criteria would need to have retained a significant and recognisable amount of its original form and fabric.
- If there are a number of examples of a particular asset the best examples in terms of their authenticity, should be selected for the Local Heritage List



### 2 Architectural Interest

This would include;

- Assets which can be attributed to nationally and locally important architects, designers, builders, gardeners or craftsmen, and illustrate a high quality of design or innovation. Locally important architects might include John Cotton and A V Rowe, as well as Birmingham Arts & Crafts architects such as Charles Bateman. Locally important craftsmen could include members of the Bromsgrove Guild or Birmingham Guild.
- Assets which illustrate distinctive artistic, craftsmanship, design, construction or landscaping qualities of interest. This might include a distinctive architectural style, or a good example stained glass or other decorative detailing,
- Assets which are a good example of a locally important building type (e.g Nailers Cottages).

### 3 Historic Interest

This would include;

- Assets which are associated with a locally important historic person, family or group/organisation
- Assets which illustrate a particular phase or period of local, social, religious, political or economic history (e.g nailers cottages or assets associated with the Chartist Movement at Dodford)
- Assets which are associated with a locally important historic event or movement.

### 4 Townscape/Villagescape/Landscape Interest

This would include;

- Assets which are locally important building types such as churches, chapels, schools and other distinctive features in the streetscape.
- Assets which are landmarks or features which make a positive contribution to the distinctive character of the area.

# Local Heritage List Nomination Form

Address of property

Reasons for Nomination, please see the criteria in the Local Heritage List Guidance Document. To be considered for the Local Heritage List each proposed asset should satisfy criteria 1 and one other criteria.

**Criteria 1** Age, Authenticity and Rarity

**Criteria 2** Architectural Interest

**Criteria 3** Historic Interest

**Criteria 4** Townscape/Villagescape/Landscape Interest



Contact Details of nominee

Please remember to attach at least one photograph of the proposed asset

For further information please contact  
**Mary Worsfold** on [m.worsfold@bromsgroveandredditch.gov.uk](mailto:m.worsfold@bromsgroveandredditch.gov.uk) or **01527 881329**



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**We will consider reasonable requests to provide this document in accessible formats such as large print, Braille, Moon, audio CD or tape or on computer CD**



**BROMSGROVE DISTRICT  
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