**Frequently Asked Questions:**

**The Local List**

**What is the List of Buildings of Special Local Interest?**

It is a list of buildings and structures drawn up by Lichfield District Council which are of good design quality, attractive appearance and/or historic interest and which make a significant contribution to the character of the locality. It is commonly known as the Local List.

Under the National Planning Policy Framework (NPPF) a building or structure that is on a ‘Local List’ is considered to be a ‘non-designated heritage asset’. Non-designated heritage assets are defined as ‘buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated’.

**Why have a Local List?**

The National Planning Policy Framework (NPPF) advises local planning authorities to set out ‘a positive strategy for the conservation and enjoyment of the historic environment’. Emphasis is placed on ‘sustaining and enhancing the significance of heritage assets’ and recognising that heritage assets are an ‘irreplaceable resource’ and should be conserved ‘in a manner appropriate to their significance’. The definition of heritage assets in the NPPF includes local heritage listing.

The Council has an existing List of Buildings of Local Architectural and Historic Interest (Local List). This currently consists of 484 buildings and structures, all within designated conservation areas, which have been identified as part of the programme of Conservation Area Appraisals.

As Lichfield District contains a wealth of heritage assets and these are located throughout the district and not confined to Conservation Areas; the Conservation & Urban Design Team have begun a phased review of the areas outside of designated conservation areas, beginning with the parishes of Burntwood, Hammerwich and Wall

**What buildings can be included on the Local List?**

In order to be included on the Local List a building or structure must meet one or more of the criteria listed below. Any building, for example, houses, churches, pubs or structure, for example bridges or war memorials can be included. If judged by national criteria these buildings might not be considered suitable for designation as listed buildings (familiar to us as grade I, grade II\*, grade II buildings) but they are still historic assets that are clearly worthy of protection.

**What is the impact of inclusion on the Local List?**

Inclusion of a heritage asset on the Local List provides no additional planning controls and does not prevent development or change. It does not affect your permitted development rights. That is, the rights to make certain changes to a building without the need to apply for planning permission.

Inclusion on the Local List, however, would be taken into account and would be used to inform any planning decisions. The fact that a building or site is on the Local List means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application.

There will be a presumption in favour of retaining and re-using buildings included on a local list unless it can be demonstrated independently that a building is structurally unsound or that there is no appropriate and viable alternative use for it. Applications proposing demolition of a heritage asset included in a local list will be expected to demonstrate that all reasonable alternatives have been explored and justify why such alternatives are not viable. Applications for alterations and/or extensions to heritage assets included on the Local List will be required to incorporate proposals which preserve or enhance the significance of the asset and its setting.

**Why is the Local List so important?**

The Local List is one of a palette of tools that the Council can use to help protect historic buildings within the District. Maintaining a local list is an established way for local councils and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enrich and enliven their area.

Local lists sit within a range of measures for identifying and protecting buildings and areas of heritage or townscape interest, which includes national designations such as listed buildings, scheduled monuments and historic parks and gardens and conservation areas, as well as buildings and sites which have been identified locally as having some heritage interest meriting consideration in planning decisions.

Inclusion on a local list delivers a sound, consistent and accountable way of identifying local heritage assets to the benefit of good strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints. Local lists therefore complement national designations in building a sense of place and history for localities and communities. Local listing is intended to highlight heritage assets which are of local heritage interest in order to ensure that they are given due consideration when change is being proposed.

**What are the criteria for being included on the Local List?**

The Council has adopted criteria for the identification of non-designated heritage assets. This criterion is consistent with Government policy and associated guidance from Historic England. The criterion serves to clarify each of the categories of interest and degrees of significance and provides a process of heritage asset identification to be used by the Council. This guidance will also help members of the public to identify the heritage assets that form part of the ‘cherished scene’, are significant to the local community or that which may be affected by their development proposals. These criteria are contained with the Council’s adopted Historic Environment Supplementary Planning Document (SPD) and are as follows;

* Special architectural or landscape interest i.e. is it the work of a particular architect or designers of regional or local note? Is the building/designed landscape a particularly good example of its type/style?
* Special historic (social, economic, cultural) interest. (Most buildings and places will fall into this category).
* Association with well-known local historic persons or events.
* Contribution to the streetscape/townscape i.e. a group of unrelated buildings that make up an aesthetically pleasing group or a view that offers an attractive scene. Buildings may be illustrative of a range of historic periods which, taken together, illustrate the development of the locality. Views may be famously recognisable and regarded as an historic asset in their own right for example, views of Lichfield Cathedral from various points around the city.
* Group value of buildings designed as an architectural entity, especially as examples of town planning (e.g. model villages, squares, terraces).

**How is something chosen for the local list?**

The proposed additions have been identified through a number of means including public nominations, reviews of former Grade III buildings, reviews of the Historic Environment Record (HER) and through reviews of historic mapping. These have then been assessed against our selection criteria by the Conservation and Design Officer.

**What happens next?**

Once the current consultation period has expired the Conservation and Urban Design Team will consider all the representations that have been received. They will then amend the proposals as appropriate and include these in a report to the Overview and Scrutiny (Economic Growth, Environment and Development) Committee (O&S), seeking approval of the revised proposals.

If the O&S Committee approve the proposals, a report will be taken to Cabinet and subsequently Full Council for formal ratification.

If approved, then the properties will be included on the Local List. Property, owners will be notified in writing and the Historic Environment Record and the Council’s Geographical Information System will be updated.

**Where can I find more information?**

There is more information in the Historic England document ‘Local Heritage Listing’ which can be found at <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/>

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