



Chapter 5: Criteria for identifying non-designated heritage assets
(buildings, structures, places and designed landscapes)

5. Criteria for identifying non-designated heritage assets (buildings, structures, places and designed landscapes)

The aims of this chapter

- To define a non-designated heritage asset in the context of national planning policy.
- To define the selection criteria against which the district's non-designated heritage assets are to be identified and assessed.

This chapter should be read in conjunction with:

- Policy Context – Appendix B
- Designation Types – Appendix C
- Local Distinctiveness – Chapter 3
- Understanding Significance – Chapter 4

Introduction and Overview

- 5.1 The National Planning Policy Framework (NPPF), adopted March 2012, gives significant policy weight in planning decision-making to heritage assets that are not nationally designated. The NPPF places obligation on local planning authorities to identify heritage assets and to define the significance of these assets.
- 5.2 The following definition of a heritage asset is provided within Annex 2 of the NPPF: “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).”
- 5.3 This definition makes it clear that heritage assets include those parts of the historic environment that may not be subject to a formal designation (such as listing or scheduling). It can also be taken from this definition that the local planning authority should identify undesignated heritage assets in its area, preferably through a Local List. This chapter focuses on above ground heritage assets. In regard to archaeology, it is considered that the majority of sites and areas already included in the Historic Environment Record (HER) are heritage assets of archaeological significance. The HER is managed by North Yorkshire County Council (NYCC). See Appendix N for more information on the HER and the district's archaeology.

- 5.4 There are a large number of buildings, structures and historic features within the Harrogate district which, while not statutorily protected, are considered to be heritage assets of architectural, historic, archaeological or artistic interest. These heritage assets make a substantial contribution to the local character and appearance of the district. The council considers that a number of these non-designated heritage assets merit a degree of recognition and are worthy of conservation for the benefit of future generations.
- 5.5 The council has therefore worked with representatives of the Civic Societies to define criteria for the identification of non-designated heritage assets. The criteria are consistent with government policy and associated guidance from English Heritage to be known as Historic England. The criteria serve to clarify each of the categories of interest and degrees of significance and provide 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.



Examples of fixtures and fittings which positively contribute to the cherished local scene.

- 5.6 The criteria could be used at a future date to inform the compilation of a Local List of heritage assets including buildings, structures, archaeology, parks, gardens and open spaces identified as being of importance and interest to local communities because of their historic, archaeological, architectural or artistic significance. Examples could include farm buildings, mining structures, non-conformist chapels, schools, community halls, houses, shops, industrial and military buildings, pre-historic or medieval earthworks,

designed landscapes or open spaces, road signs, bridges, pillar boxes, lamp posts, milestones, telephone boxes, post boxes, monuments, stiles, wall, gates. This list is by no means exhaustive.

- 5.7 Inclusion of a heritage asset on any future Local List would not, however, preclude development or change, rather the Local List would be a mechanism to recognise non-designated heritage assets that are of local significance, whether or not subject to development proposals that would require planning consent. The information would however, inform any planning decisions.
- 5.8 Paragraph 135 of the NPPF 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."
- 5.9 The selection criteria will be used to inform the identification of non-designated heritage assets and to assess their significance to inform planning decisions and to defend appeals.

Local Involvement

- 5.10 A focus group, comprising representatives from Harrogate, Ripon and Knaresborough Civic Societies respectively, has defined the selection criteria for the purpose of identifying non-designated heritage assets.

The Selection Criteria

- 5.11 **Any heritage asset (building, structure, park, garden and open space) may be considered as a non-designated heritage asset (or for inclusion in any future Local List) provided it is of architectural, artistic, archaeological or historic importance to the local community.**
- 5.12 **Architectural significance** includes heritage assets with attributes which:
- Are valued for their considerable architectural interest;
 - Demonstrate design features characteristic of the local area and are a good example of the local vernacular;
 - Display ornate features, demonstration of special building craftsmanship, or richness of small details of construction;

- d) Have architectural associations with locally or nationally notable architects, designers or engineers;
- e) Demonstrate a pioneering or innovative example of a building type or structure;
- f) Demonstrate a building type or structure of rarity within the district;
- g) Retain to a considerable degree their original design or important phases of their design;

- h) Positively contribute to the richness of the townscape or landscape or the setting or group value of statutorily listed buildings, for example key landmark buildings, notable buildings on important routes into the area, buildings which create a vista or contribute to the skyline, buildings or structures which are integral to the cherished local scene or associated with an asset, features of landscape value;



The decorative use of terracotta in the Starbeck Spa Conservation Area.

- i) Exhibit group value, sharing a common design relationship, especially where these buildings are grouped together in a distinctive way;
- j) Employ interesting or unusual building materials or combinations of materials, which may be traditional or locally sourced or used in an innovative way for the period of building or materials used to impress through their cost or rarity;
- k) Where a building is publicly accessible, the importance of the interior may be considered.

5.13 **Historic significance** includes surviving examples of buildings or structures associated with:

- a) Events or significant phases in local history;
- b) Activity crucial to the development of a place;
- c) Local industries, local commercial activity, past communities, conventions and traditions;
- d) Known pre-historic interest or have the potential to yield evidential value;
- e) Human interaction with the landscape and topography of the district;
- f) Strong community significance (e.g. civic buildings, schools, community halls, libraries);
- g) Locally famous or notable people or events;
- h) Harrogate's social, economic and physical development and history such as schools, churches, leisure and entertainment, commercial and employment.

5.14 Where a building is considered to be worthy by virtue of historical association, the building itself must be of demonstrable merit.



Wheelwrights' apparatus, Askwith.



A historic wall, Hampsthwaite.



Brentwood, in Denton, was built in the mid-to-late nineteenth century as the vicarage to St. Helen's Church (which is itself a much earlier Georgian church which is Grade II Listed). Brentwood is in an informal eclectic High Victorian style. The materials and detailing of Brentwood help to communicate the status of its original occupant in the village. The design of the building reflects architectural fashions of the time rather than the vernacular or the locality.*

5.15 **Artistic Significance** includes heritage assets with attributes which:

- a) Display some degree of creative skill in its production, design or later alteration, whether through sculpture, painting or other method of decoration or ornamentation;
- b) Display special decorative features that are aesthetically pleasing for their own sake, which contribute to the design and appearance of a building, place or landscape, without necessarily having a utilitarian function;
- c) Are the work of nationally or locally famous artists or craftsmen;
- d) Have strong community significance.



St. Joseph's RC Primary School, Bishop Thornton, which is of historical, aesthetic and communal significance. Dating from 1886, the school was built following the Education Act of 1870, which allowed local authorities to provide secular primary schools and a further Act in 1880 made primary school education mandatory. This prompted denominations to make provision for their congregations. Unusually for its age, St. Joseph's RC School is built in a domestic revival style with a close studded mock timber frame sitting on top of a coursed stone plinth. The extent of timber framing and the red clay tile roof mean the building stands out among the stone buildings in Bishop Thornton and is a landmark in the townscape, more so than the adjacent church. The building is also within the setting of the Grade II Listed St. Joseph's Church and Presbytery.

5.16 Archaeological significance includes assets that are the primary source of information about the development of places and people who inhabited them in the past.

5.17 Not all these criteria will be relevant in every case, but a heritage asset may be considered as a non-designated heritage asset if it meets a minimum of two criteria detailed above. Where an asset meets a greater number of criteria, or criteria from different types of significance, it is likely to have greater heritage value.



1 Park Place, Harrogate – a good example of a locally distinct building of architectural, aesthetic and historic value.

- 5.18 Heritage assets which are noteworthy in terms of any of the above criteria may nevertheless not be considered a non-designated heritage asset if insensitive alterations have been carried out which undermine its interest or architectural integrity. It should be noted that non-designated heritage assets all make a substantial contribution to the local character and appearance of the district.
- 5.19 The importance and interest claimed for an asset to be defined as a non-designated heritage asset must be demonstrable. Natural features and open countryside must demonstrate a clear and noteworthy interaction with or intervention by humanity. For example, a medieval field system is more likely to be of interest than eighteenth or nineteenth century enclosures; a pond and goit are likely to be of historic interest whereas a natural stream will not; a designed landscape may be of interest whereas a natural crag will not.

- 5.20 Buildings of any age may be considered as a heritage asset, though buildings which date from the later twentieth century onwards will need to be of exceptional quality and design and will be subject to more rigorous assessment in terms of other criteria.

Local Listing

- 5.21 Non-designated heritage assets nominated for inclusion on any future Local List would be assessed against the criteria and would be subject to public consultation.
- 5.22 Any future Local List would be a mechanism for the council, residents and community groups alike to identify non-designated heritage assets that are of local interest and significance, meriting a degree of recognition and worthy of protection for the benefit of future generations.
- 5.23 The Local List would be a 'live' record which would be regularly updated as and when properties worthy of inclusion on the Local List are brought to the council's attention.

Access to Information

- 5.24 The defined selection criteria, and indeed any future Local List, will be published on the council's website. The information will also be held on the council's database, including Land Charges.
- 5.25 Any future Local List would form part of the Historic Environment Record (HER) and subsequent additions to the list would be forwarded to North Yorkshire County Council for inclusion on the HER.

Selection and Ratification Process

- 5.26 If authorised to compile a Local List at a future date, the council will write to parish and town councils, the civic societies and to ward members, informing them of the selection criteria and inviting nominations of non-designated heritage assets, which might be considered for inclusion on a possible future Local List. At that time, a nomination form will be sent out detailing the information required to support the nomination and defining the selection criteria. Completed nomination forms received would then be validated or assessed against a basic checklist i.e. address/location; ownership; reasons for nomination; ensure the property is not covered by a national designation; photograph(s).

- 5.27 A selection panel with a representative and inclusive membership would then be set up to consider the nominations received and to determine which non-designated heritage assets would be eligible for inclusion on a Local List. The list will then need to go to Planning Committee for ratification in order to maximise the influence of the Local List as a material consideration in future planning decisions.
- 5.28 The focus group will also determine how a future Local List would be compiled within historic themes (i.e. which themes are to be prioritised; themes within a given geographic area, such as parish, ward or settlement; and asset types (i.e. barns, mills, country houses, parks and gardens) within historic themes such as military, agricultural, industrial etc.).

Limitations and Expectations of Local Listing

- 5.29 Please note that heritage assets that are subject to a current planning application or appeal cannot be considered for inclusion on a future Local List at the time of appeal or application. Similarly, where planning permission has been granted for demolition, heritage assets cannot be considered eligible.
- 5.30 In addition to the criteria outlined above, heritage assets proposed for inclusion on a future Local List will be assessed against other assets within the appropriate historic theme and collated accordingly.
- 5.31 The maintenance and restoration of heritage assets included on the Local List will be encouraged.
- 5.32 The following types of development affecting heritage assets included on a future Local List will normally be resisted:
 - a) Total or partial demolition;
 - b) Inappropriate alteration or extension;
 - c) Harm to the group or thematic value of the heritage asset;
 - d) Development that would have a detrimental impact on the setting or context of the asset.

- 5.33 Applications proposing demolition of a heritage asset included in a future Local List will be expected to demonstrate that all reasonable alternatives have been explored and justify why such alternatives are not viable.
- 5.34 There will be a presumption in favour of retaining and re-using buildings included on a future 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.
- 5.35 Applications for alterations and/or extensions to heritage assets included on a future Local List will be required to incorporate proposals which preserve or enhance the significance of the asset and its setting.