



# Lancaster's List of Local Heritage Assets

Criteria

July 2015

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*The Pepperpot was built in 1887 to commemorate the golden jubilee of Queen Victoria in Silverdale. The memorial has fantastic views of the surrounding area and is considered a local landmark*

# 1. INTRODUCTION

## LANCASTER DISTRICT

Lancaster has over 1,300 buildings and structures that are of significant architectural and historic importance that are included on the National Listed Building Register. In addition, many other buildings and structures contribute to the special character of Lancaster District that do not meet the strict criteria for statutory listing. Lancaster City Council recognises the valuable contribution that these local heritage assets make to the local scene. In response to this, a criteria for a List for Local Heritage Assets has been developed.



## PURPOSE OF A LOCAL LIST

The purpose of Lancaster’s List of Local Heritage Assets is:

- To raise awareness of the District’s heritage assets and their importance to local distinctiveness;
- To inform developers, owners, Council officers and members about buildings within the District that are desirable to retain and protect;
- To provide guidance and specialist advice to owners to help protect the character and setting of the buildings and structures; and
- To aid the Council in its decision making when discussing proposals and determining planning applications

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*“Local heritage lists play an important role in celebrating heritage that is valued by the community at the local level.” – Historic England*

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## 2. PLANNING POLICY CONTEXT



*Ridge Lea Hospital is of local historic and architectural importance to Lancaster*

The compilation of a List of Local Heritage Assets that make a significant contribution to the local character and distinctiveness is supported and encouraged by National Government, Historic England's best practice and by Lancaster City Council's Development Management Development Plan Document (DPD).

### DEVELOPMENT MANAGEMENT DPD (ADOPTED DECEMBER 2014)

The DPD identifies that the District has a 'rich and varied historic environment', of which some may be currently classed as non-designated. The Council has stated that it aims to identify value and protect its historic environment for the benefit of future generations.

#### **POLICY DM33: DEVELOPMENT AFFECTING NON-DESIGNATED HERITAGE ASSETS**

Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention. Any loss of the whole or part of such asset will require clear and convincing justification. No loss will be permitted without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Any special features, which contribute to the asset's significance should be retained and reinstated, where possible, in accordance with paragraph 135 of the National Planning Policy Framework.

Any extensions or alterations should be designed sympathetically, without detracting from or competing with the heritage asset. Proposals should relate appropriately in terms of siting, style, scale, massing, height and materials.

Proposals within the setting of a non-designated asset will be required to give due consideration to its significance and ensure that this is protected or enhanced wherever possible.

New buildings and any associated landscaping within the curtilage of a non-designated heritage asset, or in close proximity to, should ensure that the setting is not compromised. Positive settings should be protected, preserved and where possible enhanced by new development which assist in better revealing the significance of the asset.

Where buildings are located in a conservation area, policies **DM31** and **DM32** will also apply.



*Arnsdale and Silverdale is a designated Area of Outstanding Natural Beauty (Landscapes for Life)*

In addition, a DPD is being developed jointly by Lancaster City Council and South Lakeland District Council for the Arnsdale & Silverdale Area of Outstanding Natural Beauty (AONB), with involvement by the AONB Partnership and Parish councils. This will include policies on the built environment and heritage assets within the AONB.

## **NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)**

The National Planning Policy Framework (NPPF) sets out the Government planning policies for England and how these are expected to be applied. Whilst the NPPF does not change the status of the Development Management DPD, the NPPF is still a material consideration in determining planning applications.

Section 12 (paragraphs 126-141) of the NPPF covers all aspects of the historic environment.

Paragraph 126 makes the Government's position on heritage very clear, stating that:

*“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities 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.”*

With specific reference to the identification of heritage assets, paragraph 141 of the NPPF states that:

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*“Local Planning Authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible.”*

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It is considered that this criteria document provides the public with, at the earliest possible stage, a set of clearly defined, coherent and concise set of selection criteria, with which the Council will identify heritage assets across Lancaster.

## 3. CRITERIA FOR SELECTION

The council will prepare and maintain a list of buildings or features of local architectural or historic interest which merit special consideration in the exercise of the development (planning) process. The selection criteria for such a list is as follows:

To be included on the List of Local Heritage Assets, a building, structure or site will need to satisfy an authenticity criterion (i) and in addition, one or more of the following (a), (b), (c), (d):

### (I) AUTHENTICITY

The building or structure must be substantially unaltered and retain the majority of its original features and fabric.

### (A) ARCHITECTURAL SIGNIFICANCE

- Demonstrate design features characteristic of the local area;  
or
- Association with a locally or nationally known architect, designer or engineer



*YMCA building on China Street was designed by local architect Spencer Barrow*

## (B) MAKES A POSITIVE CONTRIBUTION

- Key landmark building or structure
- Building creates a vista or view
- Significant building on a main route
- Contributes to the skyline



85 Main Street, Bolton-le-Sands  
considered a landmark building

## (C) HISTORIC SIGNIFICANCE

- Associated with regional history
- Strong community significance
- Displays physical evidence associated with known periods of economic, social or cultural significance
- Associated with locally famous or notable people
- Appears in historic documents e.g. historic maps, tithe maps, historic photographs



First edition OS Map (1:10,000) of  
Arkholme in 1845

## (D) DESIGNED LANDSCAPE

- Adds to the setting of a heritage asset
- Structures located within a designed landscape

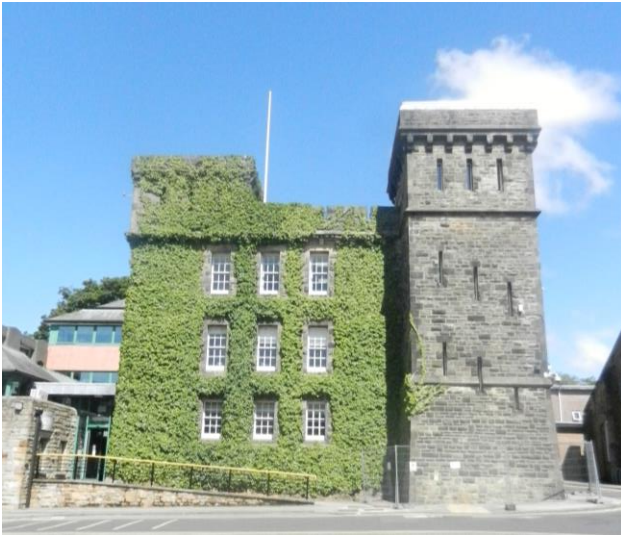


Lancaster University is a purpose-built  
campus from the 1960s



Carnforth War Memorial

# 4. ADDING TO THE LOCAL LIST



*'The Keep' on University of Cumbria's Lancaster campus is part of the Bowerham Barrack complex from the late 19<sup>th</sup> century*

The Local List is a dynamic document and people are encouraged to propose additions that meet the approved criteria. Local heritage assets are likely to be identified by the public and the District's Regeneration and Planning service in five different ways:

## 1. LOCAL CHARACTER STUDIES

The most common type of character study undertaken by Lancaster City Council is the conservation area appraisal. There are 37 conservation areas within the district and many are currently being reviewed and having their appraisals written.

## 2. NOMINATION

Members of the public are welcome to nominate buildings, structures or landscapes that they consider to meet the criteria for inclusion on the List of Local Heritage Assets. Those that will be nominated will be then looked at and considered by the conservation team and a panel of local experts (e.g. local historians and architects) before being designated by the Chief Officer (Regeneration and Planning). The conservation team can also independently nominate assets that meet the selection criteria.

## 3. HISTORIC ENVIRONMENT RECORD (HER)

The Historic Environment Record (HER) that is held and updated by Lancashire County Council identifies several types of heritage assets, both designated and non-designated. The HER should always be consulted before any application is made that is likely to affect a heritage asset. Those non-designated heritage assets that meet the List of Local Heritage Assets selection criteria will be added to the local list.

## 4. PRE-APPLICATION STAGE

When the pre-application discussions have taken place and an application is submitted, it may emerge that the proposal is in relation to a building or structure that meets the List of Local Heritage



Assets selection criteria. The developer or agent may be required to submit a heritage statement at this stage.

## 5. PLANNING APPLICATION STAGE

If no pre-application discussion has taken place and an application is submitted, it may emerge that the proposal is in relation to a building or structure that meets the List of Local Heritage Assets selection criteria. The developer or agent may be required to submit a heritage statement at this stage.

# 5. IMPACT AND NOTIFICATION

The inclusion on the register does not introduce additional controls but will be a material consideration for a planning application. Article 4(2) Directions can be used by the council to restrict permitted development rights of owners, however this exists as a separate process to the inclusion on the local list. The council may use the local list to identify ‘exceptional’ assets – which will have a high retention of the original fabric and crucially contribute to the community’s heritage and sense of place. These may later be added to a separate list that will introduce Article 4(2) Directions to protect and retain the authenticity of these assets.

Once a decision has been made by the Chief Officer (Regeneration and Planning) for the inclusion on the local list, owners, where known or identified, of individual properties and structures that have been included on the List of Local Heritage Assets will be notified in writing. An ‘Impact of the Local List Designation’ document will also be sent out to each owner. Owners will have the right to appeal against the decision to include their property or structure on the local list to the Appeals Committee.



Buildings and structures added to the List of Local Heritage Assets will be added to Lancashire County Council’s Historic Environment Record (HER) database and plotted onto an electronic geographical information systems map layers used for development management purposes.

*Windyridge at Silverdale is an Arts and Crafts house with associations with the famous author William Riley*

## Contacts

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## 6. GLOSSARY

**Community Significance:** a building or structure that is central to a wide community interest, which is part of the community's history.

**Conservation:** the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances the significance.

**Designed Landscape:** is an area of land modified by people for aesthetic reasons. In building conservation terms, it could relate to historic parks, gardens, cemeteries and estates which were designed for aesthetic purposes with buildings and structures being a part of that design idea.

**Heritage Asset:** a building, monument, 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 assets and assets identified by local planning authority (including local listing).

**Historic Environment:** includes all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Local Plan:** is the plan for future development of the local area, which is drawn by the local authority in consultation with the community.

**Setting of a Heritage Asset:** the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance:** the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.