

Local Heritage List London Borough of Havering



Client
London Borough of Havering

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Introduction

Local Heritage Lists

The National Planning Policy Framework (2021, Para. 189) outlines that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets¹.

Local heritage listing is a means for communities and a local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment. It provides clarity on the location of assets and what it is about them that is significant, helping to ensure that strategic local planning properly takes account of the desirability of their conservation. Sometimes it may also help to identify additional assets of high significance, which may warrant consideration for designation at the national level. The process of preparing a local heritage list not only allows communities to identify local heritage that they would like recognised and protected, but it is also an opportunity for local authorities and communities to work in partnership. Creating a local heritage list helps to improve access to clear, comprehensive and current information about the historic environment at the local level through resources such as Historic Environment Records (HERs) which can speed up the planning process². The local list would be provided to the Greater London Historic Environment Record (GLHER) so it forms part of wider datasets which are typically consulted during the planning process.

Project Aims

In 2023, the London Borough of Havering commissioned Place Services to undertake a review of the existing Local List. This starts with setting criteria for assessing local listing. The draft criteria are subject to public consultation from x June 2023 to x August 2023. Following the consultation and agreement on the proposed criteria, the sites on the existing Local List will be assessed against this criteria and members of the public and other interested parties will be asked to nominate buildings,

¹ Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

² <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

monuments, sites, places, areas and landscapes of local interest. Nominations will be assessed to determine whether they merit inclusion in the Local Heritage List. The nominations period will take place in September once the criteria have been finalised

This project will assist the London Borough of Havering to make clear and current information on non-designated heritage assets accessible to the public and thereby provide greater clarity and certainty for developers and decision-makers.

Consultation and Adoption

Consultation on the assessment criteria will take place from 29th June to 10th August 2023.

Following this, a nominations period will commence in September 2023 during which nominations for new additions to the Local List can be made. These will be assessed individually by Place Services and recommendations will be made for the final list to be proposed for adoption by the Council. The format of the final list proforma is included at the end of this document for reference.



Methodology

The methodology below applies to both the re-assessment of the existing Local List entries against the new criteria and the nominations process. Once nominations are received, they will be assessed against the criteria to determine their inclusion on the Local List.

DRAFT Criteria for Assessing Buildings

The criteria used to assess the nominated buildings, monuments, sites, places, areas or landscapes has been informed by the criteria and methodology used by Historic England. This approach ensures that the output is consistent with similar surveys at both a local and national level.

The selection criteria is inclusive and wide-ranging, ensuring that the local list will take account of the range and distinctiveness of assets across the Borough. For inclusion in the Local List, an asset must demonstrate significance under at least one of the criterion below. By doing so, this will determine that the asset has a degree of significance meriting consideration in planning decisions³.

Criterion	Description
Asset type	<i>Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.</i>
Age	<i>The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions. A large proportion of structures in Havering are likely to be of nineteenth or twentieth century derivation. There will be areas, such as Gidea Park, where buildings from the first half of the twentieth century are more prevalent in the nominations.</i>
Authenticity	<i>Buildings should be recognisably of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. A building which is substantially unaltered, or retains the majority of its original features, qualifies under this criterion.</i>
Rarity	<i>Appropriate for all assets, as judged against local characteristics.</i>
Architectural and Artistic Interest	<i>The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.</i>
Group Value	<i>Groupings of assets with a clear visual design or historic relationship.</i>
Archaeological Interest	<i>The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>

³ Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

**Historic Interest
(Including Social and
Communal Interest)**

A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.

Designed Landscape

The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history.

**Landmark/Townscape
Status**

An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Survey Forms

An assessment pro-forma will be completed for every entry on the Local List (an example pro-forma is included below) to explain their significance. The same pro-forma assessment will be completed for any sites nominated for inclusion on the Local List and these will be re-assessed to ensure they meet the criteria for inclusion.

To ensure the correct and most useful information is gathered for each site or nomination, the assessment form will include:

Section A

- Photograph
- Entry Name
- Unique Identification Number (composed of year assessed and chronological number, for example 2019001, 2019002)
- Site Address (including postcode **or** grid reference)
- Conservation Area (where appropriate)
- Ward
- Original use and current use (where known)
- Site accessible (yes/no)⁴

Section B

- Brief Description⁵
- Assessment against criteria
- Notes (including any concerns)
- Overall condition
 - **Good:** *Structurally sound, weathertight, no significant repairs required.*
 - **Fair:** *Structurally sound, but needing minor repairs or showing signs of a lack of general maintenance.*
 - **Poor:** *Deteriorating masonry and/or leaking roof and/or defective rainwater goods usually accompanied by rot outbreaks within and general deterioration of most elements of the building*

⁴ Sites can only be accessed with the owner's permission. If the sites are not visible from the public realm their condition, completeness and overall significance cannot be fully appreciated and may hinder the assessment process.

⁵ Additional photographs can be provided here to illustrate particular features of significance.

fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.

- **Very bad:** *Structural failure/instability and/or loss of significant areas of roof covering leading to major deterioration of interior; or where there has been a major fire or other disaster which has affected most of the building.*
- *Unable to determine (limited access or visibility).*
- Date assessed

Section C

- Recommendation (inclusion or not inclusion, retention or removal)

Nominations

Nomination pro-formas will be assessed against the new criteria, however, where nominations benefit from a national designation such as Listed Buildings these will be omitted from further assessment to avoid 'double designation.'

Additional Considerations

Access

Assessments are undertaken from the public realm. Where a nomination is not visible from the public realm an assessment cannot be undertaken. The local planning authority may wish to arrange independent access to private land to facilitate an assessment to be undertaken.

Unauthorised Works

Whilst these assessments may identify alterations or extensions which are unfavourable, no research has not been undertaken to determine whether these have the benefit of the appropriate permissions. Inclusion or exclusion from this report does not imply acceptability.

Condition

This assessment includes a summary of condition. This summary is based upon available access and should not be considered definitive or conclusive. This is intended as an initial assessment to highlight the requirement for further action and to assist in the deliberation of the appropriateness of withdrawing Permitted Development Rights.

Local List Proforma

Section A: General Information

1. Name				Insert Photograph	
2. UID					
3. Address					
4. Postcode					
5. Grid Ref					
6a. Conservation Area	Yes	<input type="checkbox"/>	No		<input type="checkbox"/>
6b. If yes, which CA					
7. Description (Including Asset Type)					

Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
						Exact date (if known):	<input type="text"/>
9. Authenticity (X)							
<input type="checkbox"/>	A single significant phase and which is largely intact						
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Architectural and Artistic Interest							
11. Historic Interest (Including Social and Communal Interest)							
12. Group Value							
13. Landmark Status / Townscape Value							
14. Archaeological Interest							
15. Overall Condition							
Good	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Notes:	<input type="text"/>				
16. Recommended for inclusion				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
17. Date of assessment				<input type="text"/>			

