

# Local Heritage List London Borough of Havering



**Client**  
London Borough of Havering

**Date:**  
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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 assets<sup>1</sup>.

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 process<sup>2</sup>. 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 started with setting criteria for assessing local listing. The draft criteria were subject to public consultation from 29<sup>th</sup> June 2023 to 10<sup>th</sup> August 2023 and were amended based on the comments received. Following this 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

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<sup>1</sup> Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

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

interested parties will be asked to nominate buildings, 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 took place between 29<sup>th</sup> June and 10<sup>th</sup> August 2023 and the criteria has been amended based on the comments received.

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.

### 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 suggested by Historic England. This approach ensures that the output is consistent with similar surveys at both a local and national level.

The selection criteria 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 be one of the types listed in the first 'Asset Type' criterion and must then demonstrate significance under at least one of the other criteria below. By doing so, this will determine that the asset has a degree of significance meriting consideration in planning decisions<sup>3</sup>.

Criterion	Description
<b>Asset Type</b>	<i>Heritage asset types, including buildings, structures, monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.</i>
<b>Age</b>	<i>The age of an asset is an important criterion. The Borough's historic environment reflects its development over time and includes medieval manors and farms, seventeenth and eighteenth century country house estates, nineteenth century suburbs, and early twentieth century housing developments. Assets dating from before the arrival of the railways (Romford in 1839, and Hornchurch and Upminster in 1885) are likely to be of particular interest. A large proportion of structures in Havering are likely to be of nineteenth or twentieth century derivation, however, for assets of a recent date, the degree of authenticity in regard to its architectural interest (see 'authenticity' criterion below) is important. Assets dating to the First and Second World Wars may also be of local interest.</i>
<b>Authenticity</b>	<i>This criterion is an important consideration in relation to the age of the asset and its architectural interest. Assets 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. An asset which is substantially unaltered or retains the majority of its original features or elements, qualifies under this criterion.</i>

<sup>3</sup> Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

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<b>Rarity</b>	<i>This is appropriate for all assets. Due to the rapid expansion of the Borough in the nineteenth and twentieth centuries following the arrival of the railways and the redevelopment of country estates in the c. 1930s, assets pre-dating the nineteenth century are likely to be less common.</i>
<b>Architectural and Artistic Interest</b>	<i>This criterion concerns 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. Whilst now in Greater London, much of Havering was historically part of the County of Essex and as such architectural styles, details and materials found in the Borough can be illustrative of its diverse historic development.</i>
<b>Group Value</b>	<i>This criterion applies to groupings of assets with a clear visual design or historic relationship. Examples in Havering may include Victorian terraces, military complexes or historic farmsteads.</i>
<b>Archaeological Interest</b>	<i>The 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>
<b>Historic Interest (Including Social and Communal Interest)</b>	<p><i>A significant historical association of local or national note, including links to important local figures or industry that may enhance the significance of a heritage asset. Surviving documents and sources relating to assets may enhance their historic interest.</i></p> <p><i>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.</i></p>
<b>Designed Landscape Quality</b>	<i>This criterion concerns the interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. Types of historic designed landscapes in the Borough include remains of medieval moated sites set within parkland, gardens associated with country houses, and landscapes potentially associated with prominent landscape designers.</i>
<b>Landmark/Townscape Status</b>	<i>This criterion applies to assets with strong communal or historical associations, or because it has especially striking aesthetic value, including those which may be singled out as a landmark within the local scene.</i>

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## 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)<sup>4</sup>

### Section B

- Brief Description<sup>5</sup>
- 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*

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<sup>4</sup> 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.

<sup>5</sup> 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 above 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.

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## 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"/>				