

**EREWASH**



## **Criteria for Local Heritage Designations**

**Director for Resources  
Ian Sankey**

Erewash Borough Council  
Planning Policy  
Town Hall, Long Eaton  
Derbyshire NG10 1HU  
Tel: 0845 907 2244  
Fax: 0115 907 2267  
Email: [ldf@erewash.gov.uk](mailto:ldf@erewash.gov.uk)

For further information, please contact

Yvonne Wright  
Planning Policy Manager  
Tel: 0845 907 2244 ext 3151

**ADOPTED  
January 2011**



## **1 Introduction**

- 1.1 The *Criteria for Local Heritage Designations* shall be used by the Borough Council to determine whether buildings, landscapes or areas in Erewash are worthy of designation either as Locally Listed Buildings, Locally Registered Gardens or as Conservation Areas.
- 1.2 The Borough Council has adopted *Conservation Area Procedures* (2006) for the designation of new Conservation Areas and for the amendment of existing Conservation Area boundaries.

## **2 Statutory Context**

- 2.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as an area “of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 2.2 The Borough Council has a duty to periodically determine which parts of the Borough meet this definition and to “designate those areas as Conservation Areas” (Section 69(1)).
- 2.3 The Borough Council also has a duty to periodically review existing Conservation Areas “to determine whether any ... further parts should be designated” and to “designate those parts accordingly” (Section 69(2)).
- 2.4 Under Section 1 of the Act, the Secretary of State for Culture, Media and Sport “shall compile lists of buildings of special architectural or historic interest, and may amend any list so compiled”. Under Section 8C of the National Heritage Act 1983, English Heritage may “compile a Register of Gardens ... of special historic interest”.
- 2.5 The Borough Council may compile a Local List of buildings that have some architectural or historic interest. In the same way, they may compile a Local Register of gardens that have some historic interest. These are not statutory functions.

### 3 Statutory Criteria

- 3.1 The DCMS Circular *Principles of Selection for Listing Buildings* (2010) sets out the general principles that are applied when deciding whether a building should be added to the Statutory List.

#### **Age and Rarity**

- 3.1.1 The statutory list includes most buildings constructed before 1840. After this date, “because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary”.
- 3.1.2 The Principles of Selection state that a building is more likely to have special interest when there are “fewer surviving examples of its kind”.

#### **Architectural Interest**

- 3.1.3 The statutory list includes buildings of “importance in their architectural design, decoration or craftsmanship” as well as “nationally important examples of particular building types and techniques”.

#### **Historic Interest**

- 3.1.4 The list includes buildings that “illustrate important aspects of the nation’s social, economic, cultural, or military history” as well as those that “have close historic associations with nationally important people”.

#### **Group Value**

- 3.1.5 The list includes buildings of which “the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part”, particularly those that form part of “an important architectural or historic unity or a fine example of planning, or where there is a historical functional relationship between a group of buildings”.

## **4 Definitions**

### **Building**

- 4.1 In accordance with the Town & Country Planning Act 1990, the term “building” shall refer to any structure or erection, or any part of a building as so defined, although it shall not refer to plant or machinery comprised in a building. The definition of “building” is broad enough to encompass, for example, items of street furniture.

### **Heritage Asset**

- 4.2 In accordance with PPS5 *Planning and the Historic Environment*, the phrase “heritage asset” shall refer to a building, place or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment.

### **Designated Heritage Asset**

- 4.3 In accordance with PPS5, the phrase “designated heritage asset” shall refer to those heritage assets that have been designated under relevant legislation in recognition of their level of significance. They include Listed Buildings, Conservation Areas and Registered Parks & Gardens.

### **Significance**

- 4.4 In accordance with PPS5, the term “significance” shall refer to the value that a heritage asset has to this and future generations because of its architectural or historic interest.

## **5 Planning Policy Context**

- 5.1 Planning Policy Statement 5 *Planning for the Historic Environment* (PPS5) was published in April 2010. The policy statement advises that, although some heritage assets are not designated, the “desirability of sustaining and enhancing their significance” is still a material planning consideration. This consideration should be taken into account in determining any application for Planning Permission relating to such a heritage asset.
- 5.2 Policy HE2 of PPS5 expects Local Planning Authorities to “ensure that they have evidence about heritage assets in their area”. The compilation of a Local List would contribute to this evidence base.
- 5.3 The Erewash Borough Local Plan was adopted in June 2005. Policies from the Local Plan were saved in July 2008 pending the adoption of a Local Development Framework. Saved Policy EV7 *Buildings of Local Interest* is designed to protect locally significant buildings through the planning process.

## 6 Criteria for Local Heritage Designations

- 6.1 The following criteria shall be used by the Borough Council to determine whether buildings, landscapes or areas in Erewash are worthy of designation either as Locally Listed Buildings, Locally Registered Gardens or as Conservation Areas. The local criteria are based upon the statutory criteria.
- 6.2 The criteria are presented as a series of questions that permit objective and evidence-based decision making. The evidence that will inform the criteria is contained in the attached guidance notes. These notes do not form part of the adopted criteria; they are subject to change as new evidence comes to light.

## 7 Age and Rarity

- 7.1 **Does the building, landscape or area possess qualities of age?**  
Is there evidence that the building, landscape or area predates an era of mass production and mass transportation? Does the building, landscape or area exhibit distinctive local traditions, rather than materials or designs imported from elsewhere?
- 7.1.1 Is there evidence that the building predates the reign of Queen Victoria (1837)? Can the building be identified on Sanderson's map *Twenty Miles around Mansfield* (1835<sup>1</sup>)?
- 7.1.2 Does the building otherwise predate an important local watershed such as a Parliamentary Enclosure, a population explosion or the arrival of an early transportation route?
- 7.2 Does the building, landscape or area possess qualities of age when considered in the context of its type? Is it a particularly early example of its type?
- 7.3 **Does the building, landscape or area possess qualities of rarity?**  
Is the building, landscape or area one of the few examples of its type that survive intact?
- 7.4 In the case of an area, is there a concentration of buildings (included on the statutory list or not) that possess qualities of age and rarity?

---

<sup>1</sup> The map was surveyed from 1830 to 1834.

## 8 Architectural Interest

### 8.1 Does the building, landscape or area possess special architectural interest?

Does the building exhibit quality in its architectural design, craftsmanship or decoration? Is it a locally important example of a particular building type or technique?

8.1.1 Does the building, landscape or area appear in a recognised architectural gazetteer?

8.1.2 Does the building exhibit quality in its architectural design? Is it the work of a nationally or locally important architect or engineer?

A basic assessment of the importance of an architect should be according to:

- The number of listed buildings that they designed, considered in proportion to the length of their career;
- The absolute number of grade I or grade II\* listed buildings that they designed.

A fuller assessment may also take into account other factors including:

- The number of buildings they designed that have been recognised as making a particularly positive contribution to the character of a Conservation Area;
- The number of buildings they designed that have been included on the Local List for other reasons (such as their inclusion in a key gazetteer).

8.1.3 Does the building exhibit quality in its craftsmanship or decoration? Is it the work of a locally important builder or craftsman?

### 8.2 Does the building, landscape or area possess architectural group value? In the case of an area, is there a concentration of buildings (included on the statutory list or not) that possess special architectural interest? Is the area a fine example of planning? Was it laid out by a locally important architect?

## 9 Historic Interest

- 9.1 **Does the building, landscape or area possess special historic interest?** Does the building illustrate an important aspect of local economic, social, cultural, or military history? Does it have a close historic association with a locally important person, company or organisation?
- 9.1.1 Is there an account of the building, landscape or area in a recognised county history or archaeological journal?
- 9.1.2 Does the building, landscape or area illustrate an important aspect of local economic history? Does it appear in a recognised gazetteer of industrial archaeology?
- 9.1.3 Does the building, landscape or area illustrate an important aspect of local social and cultural history?
- If the building is a **school**, does it predate the Education Act of 1870?
  - If the building is a non-conformist **chapel**, does it appear in a recognised gazetteer of this building type?
- 9.2 **Does the building, landscape or area possess historic group value?** In the case of an area, is there a concentration of buildings (included on the statutory list or not) that together exhibit historic unity? Do the buildings in the area have interest because of a historic functional relationship?

## 10 Field Assessment

- 10.1 **Does the building retain its significance?** Have later alterations or extensions preserved or enhanced the significance of the building? If the building is significant for its age and rarity, does it retain a substantial proportion of its original fabric?

## 11 Choice of Gazetteers

- 11.1 The gazetteers included in the following guidance notes have been chosen because they are quoted as sources in Listed Building Descriptions in the East Midlands. They are selective (rather than exhaustive) gazetteers. Other gazetteers may be chosen on the same basis.