

# **Local List of Heritage Assets In Peterborough**

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## 1.0 Introduction

- 1.1 Historic buildings and structures that are nationally important for their architectural or historic interest are statutory listed, and more commonly known as listed buildings. Peterborough has many historic buildings and structures which, although they do not meet the national criteria for listing, are locally distinctive, and make a significant contribution to the historical, architectural and social character of our city. Once lost, they cannot be replaced and therefore should be valued and protected.
- 1.2 These buildings and structures add visual interest to the street scene. Some are part of the history of our city or are linked with key people from Peterborough's past. They may be good examples of a particular local building style, a significant landmark building, or illustrate an important part of our city's social, cultural or economic history. What is clear is that they all make a positive contribution to the character of the area, are locally distinctive and valued and contribute to the environmental and cultural heritage of Peterborough. This is why the Council has prepared a draft local list of buildings and structures of local architectural or historic interest.
- 1.3 In the following sections information is provided on the criteria for the Local list, the implications of listing, public consultation on the draft document, and a description of each entry and photograph. At the end of the document is a glossary of the architectural terms and names used.

## 2.0 Policy Context

- 2.1 The National Planning Policy Framework (1) (NPPF 2012) sets out the Government's planning policies. The NPPF advises Local Planning Authorities to set out 'a positive strategy for the conservation and enjoyment of the historic environment' in their Local Plan. Designating buildings and structures of local heritage importance (a 'local list') is consistent with that aim.
- 2.2 Historic England, the Government heritage adviser, encourages the promotion of 'local distinctiveness'. Residents are encouraged to identify those buildings, structures and objects (heritage assets) they consider important to them and be involved in their protection.
- 2.3 The term 'Heritage Asset' is described in in Annexe 2 of the National Planning Policy Framework (NPPF) as:

*"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 assets include designated heritage assets and assets identified by the local planning authority (including local listing)".*

Inclusion of an asset on the Local list means that its conservation as a 'heritage asset' is an objective of the NPPF and draft Policy LP 19 of the Further Draft Local Plan.

### **3.0 Criteria for the Local list**

- 3.1 In September 2009 the Council's Planning Committee approved criteria for the assessment of buildings or structures for inclusion on the local list. The purpose of the criteria is to set a standard to ensure consistency of selection.
- 3.2 The criteria have been adapted from the statutory criteria for the selection of listed buildings (2 & 3) and Historic England's guidance for local lists (4) to reflect buildings and structures of local rather than national significance.
- 3.3 Buildings and structures are included on the draft local list if they meet one or more of the headline criteria:
- Age and rarity
  - Historic Interest
  - Architectural interest (quality)
  - Historic street fabric
- 3.4 An entry is likely to have particular architectural interest and / or design quality but may have special significance as a good example of a particular local building style, a significant landmark building, or illustrate an important part of our city's social, cultural or economic history.

#### **Age and rarity**

- A1 If the building was built before 1840, does it survive in anything like its original external condition?
- A2 If it was built between 1840-1919 (Victorian/Edwardian), does it retain its original features? Is it of sufficient quality to distinguish it from other buildings of that period in Peterborough?
- A3 If it was built between 1919-1939, is it an outstanding example of the style of the period?
- A4 If it was built between 1939-1945, is it a rare surviving example of a wartime structure?
- A5 If it was built after 1946, is it a building of exceptional quality and design?
- A6 If it is a significant landmark building, folly or curiosity?

#### **Historic interest**

- B1 Is the building or structure associated with an important historic figure?
- B2 Is it a fine or rare example of a building that illustrates social or economic history, or a good example of town planning?
- B3 Does it illustrate an important part of Peterborough's cultural history? For example, schools, churches, public buildings, leisure, entertainment and commercial buildings.
- B4 Is it an important part of Peterborough's industrial history?

#### **Architectural interest**

- C1 Was the building designed by an architect important to Peterborough or the local area?
- C2 Was it designed by an architect of national importance?
- C3 Is it an example of a style of building that is unique to the local area?
- C4 Is it part of a group of buildings that together are a good surviving example of an historic architectural style?
- C5 Is it a good early example of a particular technological innovation in building type and technique?
- C6 Are the buildings important for the townscape and street scene?
- C7 Has the building received a national award or recognition?

### **Street furniture or other structures (boundary stones, post boxes, memorials, lamp posts, statues, and similar)**

- D1 Is it a rare surviving example of street furniture that contributes positively to the local area?
- D2 Is it important in terms of local history?

#### **4.0 Implications of inclusion on the Local list**

- 4.1 The Local list is a recognition of the architectural or historic importance of a building or structure and this is likely to be reflected in its value to the owner. It is hoped that inclusion on the list will encourage owners to conserve the heritage asset.
- 4.2 The local list does not provide any additional statutory controls. Planning policy encourages the retention and protection of the special character and interest of a local list entry. Some external works to a building or structure will not require planning permission or approval under the Building Regulations.
- 4.3 The removal of historic details and features and inappropriate repairs can harm the special interest of a locally listed building. For example, retaining original windows is important to preserve character and appearance. Where these need to be replaced they should match the original in every detail. Buildings on the local list benefit from a more flexible application of the Building Regulations. Further advice is available from Planning Services.
- 4.4 Heritage assets often need to be altered and adapted to meet changing needs and inclusion on the local list will not prevent this. A local list encourages owners to consider the special interest of the building when carrying out repairs and considering alterations and extensions. Proposals should be sympathetic to the building's architectural character and interest. Alterations and extensions which respect the character of a property can add to its value.
- 4.5 When planning permission is required, the retention of the building's character and appearance will be a material consideration in determining the application. Annex 2 of the NPPF considers locally listed heritage assets to be non-designated heritage assets. Paragraph 135 of the NPPF states that the effect of an application on non-designated heritage assets, such as the local list, should be taken into account in determining applications. It also states:

*"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."*

There will be a presumption against the demolition of a building or structure on the local list.

- 4.6 The Council will assist owners in maintaining locally listed buildings by providing advice on repairs and alterations. The Council will monitor the local list and consider using planning controls if necessary. An Article 4 Direction can be applied to remove certain permitted development rights including demolition and alterations to elevations to preserve the character and appearance a building.

- 4.7 The local list is not a fixed document. The community are encouraged to propose additions that would meet the adopted criteria. The Council will review and update the local list periodically in response to nominations received and where there are changes to assets already identified.

## **5.0 Further Information**

- 5.1 For help and advice on work to a locally listed building and structure please contact: Peterborough City Council, Planning Services, Town Hall, Bridge House, Peterborough, PE1 1HF; Tel: (01733) 747474; or e-mail: [builtenvironment@peterborough.gov.uk](mailto:builtenvironment@peterborough.gov.uk)

## **6.0 Acknowledgements**

- 6.1 The current Buildings of Local Importance in Peterborough (the local list) was prepared with research and field work carried out by Peterborough City Council, Peterborough Civic Society, Parish Councils, Peterborough Central Library, Peterborough History Society and members of the community.

## **7 References**

- 1 National Planning Policy Framework  
<https://www.gov.uk/government/publications/national-planning-policy-framework-2>
- 2 Principles of Selection for Listing Buildings. Department for Culture, Media & Sport 2010  
<http://www.english-heritage.org.uk/content/imported-docs/p-t/principles-of-selection-for-listing-buildings-2010.pdf>
- 3 Selection guides for buildings and structures. Historic England  
<http://www.english-heritage.org.uk/caring/listing/criteria-for-protection/selection-guidelines>
- 4 Good Practice Guide for Local listing” Historic England 2012  
<http://www.english-heritage.org.uk/publications/good-practice-local-heritage-listing/>