

Public consultation on the proposed inclusion of buildings/structures/sites within in the Local List of Heritage Assets in Peterborough (consultation ends 29th of September at 23:59)

The Peterborough City Council Conservation Department is consulting on potential inclusions within the Local List of Heritage Assets in Peterborough (Local List). This is an open call for sites/buildings/structures that meet the local listing criteria and are located outside of Conservation Areas and/or form part of the Railway History of the district only.

We are asking the general public and other relevant bodies if they have suggestions for what we should include on our 'local List'. Peterborough council wishes to make the list as inclusive as possible, recognising what Peterborians consider to be important to them locally within the historic environment.

The purpose of a local list is to highlight the many buildings and features within the historic environment, which although do not meet national criteria for being "listed buildings" do make a significant contribution to the historic, architectural and social character of the district. These buildings and features are considered non-designated heritage assets, and remain so once/if they are included within the list of "Heritage Assets within Peterborough (Local List).

This existing list contains over two hundred and fifty buildings and structures of local architectural or historic interest. This is approximately a fifth of the number which is statutorily listed as "Listed Buildings" or "Scheduled Monuments".

Previous guidance for the Local List has had a presumption that it was a catalogue of locally important buildings. As guidance has evolved however, the local list has taken a more holistic approach to the local importance of all aspects of the historic environment. This means it now incorporates more than just buildings, but also archaeological features, parks and gardens, structures and historical sites. We therefore welcome suggestions with regard to the broader historic environment.

A secondary, but important justification for the List of Heritage Assets is to highlight the various sites around the city and district that are important locally. Statutory protected sites only capture a small proportion of what is important within the historic environment of Peterborough. The local list is a chance to recognise what is considered important by Peterborians.

Specifics of consultation

For historical reasons, less attention has been paid to potential sites outside of the historic settlement cores. The problem, which this consultation is aiming to rectify, is without identification these NDHA's may disappear without any recognition to what they contribute to the significance of Peterborough.

Non-designated heritage assets (NDHA) within Conservation Areas already have a strong degree of protection however those outside have less statutory protection, but also less recognition. With the adoption of the revised NPPF the ability to take in to consideration the impact of planning proposals on NDHA's holds more weight. As such this consultation is not seeking suggestions within conservation areas unless they form part of the railway heritage of the city. We will be seeking suggestions regarding inclusions within conservation areas at a later date.

Peterborough is an historic railway town, having been transformed by the arrival of the Great Northern Railway and other subsequent lines. As Peterborough continues to grow and flourish, epitomised by council moving in to the former Peterborough East Station site, this has brought the potential loss of this important history to sharp relief. The aim therefore will be to identify significant, buildings, structures and sites which epitomise this important phase of Peterborough's evolution to ensure their continued conservation and to help the public better understand and appreciate those included within the list.

Implications of inclusion on the local list

The local list does not provide any additional statutory controls. The list is advisory and symbolic only and does not provide the Council with extra powers. However, some buildings are located within conservation areas, and are subject to particular planning controls.

Planning policy encourages the retention and protection of the special character of 'Local List' buildings. Some external works to a building or structure will not require planning permission or approval under Building Regulations. The removal of historic details and features and inappropriate repairs can harm the special interest of a locally listed building.

Proposals for alterations and extensions should be sympathetic to the buildings architectural character. Owners are encouraged to consider the special interest of the building when making external alterations. When planning permission is required the retention of the buildings character and appearance will be a material consideration in determining the application. There will be a presumption against the demolition of any locally listed buildings.

The Town and Country Planning (General Permitted Development) Order 2015 grants rights (known as 'permitted development rights') to carry out certain development without the need for planning permission. The Council has the ability to remove permitted development rights via Article 4 of the Town and Country Planning (General Permitted Development) Order 2015 to preserve the character and appearance a building. It should be noted that it is not proposed to remove "permitted development rights' at this point.

Benefits of inclusion on the local list

Designation brings a number of benefits to the building owner. Help and advice from Planning Services is freely available to those carrying out alterations and repairs. Buildings on the local list benefit from a more flexible application of the Building Regulations. Further advice is available from Planning Services.

How to make suggestions.

We are now undertaking public consultation on the inclusion of buildings within the Local List of Heritage Assets in Peterborough and this can be viewed or downloaded at www.peterborough.gov.uk/loclist or inspected at Sand Martin House, Bittern Way, Fletton Quays. Copies are available for inspection on request.

In providing suggestions for the List, ideally the property or site should be submitted with a photo and short description outlining why it is worthy of inclusion. In addition it would be preferable to identify which selection criteria (enclosed) you believe the asset should be included under.

It should be noted that this consultation is district wide consultation with all parish councils being consulted regarding potentially locally listed heritage assets within their respective areas.

The consultation ends on Sunday the 29th of September at 23:59. Please send any comments on the draft appraisal to: builtenvironment@peterborough.gov.uk or by post to the above address.

A final report incorporating the results of the consultation will be drawn up and reviewed with Parish Councils and City Council members.

What happens next?

All comments received will be taken into consideration will inform a revised version of the proposed Local List of Heritage Assets in Peterborough. Those recommended for inclusion which are considered to have sufficient merit will be individually consulted on, through the standard consultation process. This involves a minimum six week consultation where the owners and any interested parties included the Parish Council, relevant members, relevant amenity societies and the general public will have the chance to comment of the specific proposals.

If there are no substantial objections or material reasons against their inclusion they will be confirmed by the City Council.

For further information please contact below

Telephone:	01733 864487 or 01733 454408
E-Mail:	daniel.worley@peterborough.gov.uk sam.falco@peterborough.gov.uk
Please ask for:	Daniel Worley or Sam Falco
Our Ref:	Draft Local List of Heritage Assets in Peterborough