

Brecon Beacons National Park Authority

# Local List Criteria



Draft  
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## **Local List Criteria**

### **Introduction**

A local list is different from the statutory list of buildings of architectural or historic interest in so much as it represents buildings that the local community holds dear but do not conform to the national criteria for statutory listing.

The local list can also cover monuments, areas of public interest, places where significant local historical events may have taken place as well as buildings. There are statutory lists that also cover archaeological monuments (Scheduled Ancient Monuments) and parks and gardens (Register of Parks and Gardens) together with a Sites and Monuments records (SMR now known as the Heritage Environment Record (HER) held by the Archaeological Trusts which cover the unscheduled archaeology.

Local Planning Authority's can designate conservation areas to help protect the character and appearance of groups of buildings and areas which are considered to be of sufficient quality to be areas that should be preserved or enhanced. Domestic buildings within conservation areas are protected from complete demolition but are afforded little protection from unsympathetic alterations like change of roof coverings or painting of unpainted stonework/brickwork.

This leaves many elements of the historic environment including buildings and landscape that have no formal recognition or protection.

Many are often valued by the community as an important part of the local heritage.

This document lays down a set of criteria to guide local communities and the Brecon Beacon National Park Authority on how to select buildings to go on the Local List.

### **Why produce a Local List?**

The quality of the historic environment is not just about listed buildings or conservation areas, although these are undeniably of vital importance nationally as well as locally. It is however the larger number of historic buildings, areas and monuments that reinforce local distinctiveness and a sense of place.

The Local List is not just drawn up by experts in a central authority but should represent what the local community, using an approved criteria, feels is important. The list is intended to recognise these buildings so that they can be properly considered when development proposals are submitted to the Authority.

## **Criteria**

1. Historic Interest
  - a) Does this relate to an important aspect of local social, religious, political or economic history?
  - b) Is it historically associated with an important local feature?
2. Historic Association
  - a) Is it closely associated with: famous local people, local history events, strong community or social developments (must be well documented)?
  - b) Does it relate closely to any statutorily protected structure or site?
3. Architectural & Design merit
  - a) Is the surviving building/structure/park or garden the work of a particular architect or designer which illustrates local or regional architectural history or design?
  - b) Does it show qualities of age, style or distinctive characteristics relative to the area?
  - c) Does the architectural design, details and construction materials aid to the local character of the area?
4. Survival
  - a) Does it remain in a substantial and recognisable form?
  - b) Does it retain its historic features and layouts?
  - c) Does it represent an important element in the development of the area?
5. Townscape merit
  - a) Does it represent an important visual amenity locally? For instance does it create interesting visual impact in an area or make a landmark?
  - b) Is it a notable building(s) on an important route into the area, which creates a vista or contributes to the skyline? Does it emphasise corner sites or provide focal points in the townscape?

## **What is the effect of local listing?**

Although there are no direct additional statutory controls over properties that are included on the Local List the Authority will encourage owners to preserve the special qualities that have resulted in their inclusion and will promote restoration where there is good evidence.

The buildings on the local list that are of a domestic nature and are sited within a conservation area may be deemed, by this Authority, appropriate to serve Article 4(2) Directions to help protect the special external features of the buildings. Further public consultation would take place if this course of action was considered by the Authority.

## **The Project**

The project will be carried out in partnership with the local Community Councils, local heritage bodies, other local interest groups and owners who will have a great deal of local knowledge about the buildings, landscape and history of their areas.

It is anticipated that this project will take place during the year from June 2011 to June 2012 at the end of which a formal local list will be produced for the Authority to adopt.

## Unitary Development Plan Policies

### **Part I Policy 1:**

#### ***The Special Qualities of the National Park***

In considering all proposals for development the NPA will give great weight to conserving and enhancing the Park's special qualities and its natural beauty, wildlife and cultural heritage which the designation is intended to protect.

### **Part I Policy 3:**

#### ***Cultural Heritage***

Development will only be permitted where there is no unacceptable impact on the Park's cultural heritage. Wherever appropriate, development proposals will be required to demonstrate that provision has been made for the protection, enhancement and positive management of cultural heritage.

### **Policy G3: Development in the National Park**

All proposals for development or change of use of land or buildings in the National Park must comply with the following criteria, where they are relevant to the proposal:

- i) the proposed development does not have an unacceptable impact on, nor detract from or prevent the enjoyment of, the special qualities, natural beauty, wildlife and cultural heritage of the National Park;
- ii) the proposed development lies within the "white areas" of settlements as shown on the Proposals Map, with the exception of those developments covered by policies which enable development in the countryside;
- iii) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's landscape and built environment;
- iv) the proposed development is integrated into the landscape to the satisfaction of the NPA through planting and appropriate management of native species or through the construction of appropriate boundary features. Where landscaping schemes are required, they must involve a design in keeping with the site, using native plant species of local provenance suitable for the National Park as listed in Appendix 3;
- v) the proposed development does not have an unacceptable impact on the amenity of the area, adjacent properties or the general public;
- vi) the proposed development does not have an unacceptable impact on the economic, social, cultural and linguistic vitality and identity of any community, either in its own right or through cumulative impact (See Policy ES33);
- vii) the proposed development is compatible with the National Park road hierarchy in that it is within the capacity of existing approach roads, and does not have an unacceptable impact on traffic circulation or highway safety;
- viii) adequate services exist, are reasonably accessible or can be provided without unacceptable detriment to existing users or the environment;
- ix) adequate means of access and parking space can be provided to cater for the traffic generated by the proposal;

- x) where lighting is proposed as part of the development, the proposal must ensure that the design and operation of lighting systems has minimal impact in terms of light pollution;
- xi) adequate consideration is given to the needs of those with limited mobility such as wheelchair users, elderly people, and people with young children in the design and layout of the development;
- xii) the proposed development does not have an unacceptable impact on surface waters or groundwater resources in either quality or quantity;
- xiii) development schemes include facilities for waste recycling and composting appropriate to their scale and type.

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#### **7.1.4 Historic Environment**

##### **7.1.5. Built Environment**

###### **7.1.5.3 Protect unlisted buildings that contribute to the Park's built heritage.**

Protecting the Park's heritage includes the conservation and enhancement of vernacular buildings of archaeological and historical significance. Many unlisted buildings also contribute to the character of the Park's built environment and the character of historic landscapes. The importance that these vernacular buildings play in the character of the historic landscape should also be recognised. The

Local Development Plan will include policies designed to conserve this character, but additional innovative methods need to be sought to aid this conservation effort, for example, a comprehensive suite of guidance/advice literature addressing windows, mortar use, roofing, etc. Guidance will be in keeping with the local vernacular.

Recording of buildings is achieved through the planning process. Where alterations are to take place to buildings, they also need to be recorded by RCAHMW or expert contractors if the Park's built heritage is not to be lost. Each building has its own story to tell – information which can easily be lost through insensitive alterations. The Draft Heritage Protection Bill makes reference to the development of lists of assets of special local interest.