

# Harborough District Council

## Report to the Cabinet Meeting of 06 February 2023



<b>Report Number:</b>	3
<b>Title:</b>	Additions to the Local List of Non-Designated Heritage Assets
<b>Status:</b>	Public
<b>Key Decision:</b>	No.
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<b>Portfolio Holder:</b>	Cllr Bateman – Planning, Environment and Waste
<b>Appendices:</b>	Appendix A – Proposed additions to the Local List of Non-Designated Heritage Assets

### Executive Summary

- i. In February 2022 Council adopted the nomination process, selection criteria and initial 16 entries for the HDC Local List of Non-Designated Heritage Assets. This report details 11 new proposed additions to the Local List.

### Recommendations

1. It is recommended that Cabinet supports the inclusion of the following on the Local List of Non-Designated Heritage Assets:
- The Tower House, Main Street, Gumley;
  - Claybrooke School, Main Road, Claybrooke Parva;
  - Former Station, Great Glen;
  - Railway Bridge, Broughton Lane, Leire;
  - Railway Bridge, Leire Road/Frolesworth Road, Leire;
  - 24-34 Lutterworth Road, Walcote;
  - Park House, Park Drive, Market Harborough;
  - Former Magistrates Court, Doddridge Road, Market Harborough;
  - Cemetery Chapels, Northampton Road Cemetery, Northampton Road, Market Harborough;
  - Cemetery Lodge, Northampton Road Cemetery, Northampton Road, Market Harborough;
  - Gate Piers to Former Bitteswell Hall, Bitteswell;

## Reasons for Recommendations

- ii. To increase the number of entries on the Local List and recognise the contribution of local heritage to the making of place and the value it has within the lives of people living, working and visiting the district.

## Purpose of Report

1. To seek the recommendation of Cabinet to Council to adopt 11 new entries proposed for inclusion on the Local List of Non-Designated Heritage Assets (“the local heritage list”).

## Background

2. The National Planning Policy Framework (NPPF), para 189, states that heritage assets range from sites and buildings of local historic value to those of highest significance. These assets are an irreplaceable resource to be conserved in a manner appropriate to their significance for the enjoyment of existing and future generations.
3. A local heritage list is a way for local councils and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enrich and enliven their area. (English Heritage, 2016). The historic environment provides a sense of authenticity, beauty and distinctiveness. This attracts people, businesses and investment. The local heritage list is for premises that do not fall within the statutory protection afforded to designated heritage assets such as listed buildings, historic parks and gardens, scheduled monuments or conservation areas.
4. Local Heritage Lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. They enable the significance of any building or site on the list to be better taken into account in planning applications affecting the building or site or its setting. A local heritage list can thus support the Local Plan and inform a proactive strategy for the historic environment.
5. In February 2022 the Council adopted a nomination process and selection criteria for the local heritage list, along with 16 initial entries to the list. The list will develop over time as sites are proposed and considered appropriate for inclusion.
6. There are 11 entries recommended for addition to the Local Heritage List in accordance with the selection criteria.

## Details

7. The initial entries to the local heritage list in 2022 reflected a district-wide geographic spread and a range of style and dates to provide the widest reflection of the varied heritage of the district. However, the lack of access to historic information as a consequence of the Covid 2019 pandemic meant it was not possible to determine all of the potential sites which may be suitable for inclusion on the list.

8. The Council receives nominations to the local heritage list, which are assessed and scored in accordance with the adopted assessment criteria and then presented to an independent panel. Having assessed the potential entries against the scoring framework, they were then presented to an independent selection panel for review. This is a useful stage in the assessment and provides independent expert consideration and advice on the relative merits of the potential local list entries, providing greater weight to the proposed list.
9. The proposed sites are then subject to public consultation to inform the decision as to whether to include them on the local heritage lists.
10. The sites referred for public consultation in autumn 2022 comprise nominations of assets received in 2021 from the public which could not be determined and included within the 2022 report, as well as subsequent nominations from the public. In total, the following 11 sites underwent public consultation from 24 October 2022 to 5 December 2022:

The Tower House, Main Street	Gumley
Claybrooke School, Main Road	Claybrooke Parva
Former Station, Great Glen	Great Glen
Railway Bridge, Broughton Lane	Leire
Railway Bridge, Leire Road/Frolesworth Road	Leire
24-34 Lutterworth Road	Walcote
Park House, Park Drive	Market Harborough
Former Magistrates Court, Doddridge Road	Market Harborough
Cemetery Chapels, Northampton Road Cemetery, Northampton Road	Market Harborough
Cemetery Lodge, Northampton Road Cemetery, Northampton Road	Market Harborough
Gate Piers to Former Bitteswell Hall	Bitteswell

11. Further details of the above assets are provided at Appendix A, including the following where available:
  - a. Photograph
  - b. Construction Date
  - c. Architect
  - d. Original Use
  - e. Current Use
  - f. Condition
  - g. Occupancy
  - h. Parish
  - i. Ward
  - j. Reason for Inclusion:

- i. Historic Interest
- ii. Architectural Interest
- iii. Associative Interest

## **Implications of Decisions**

### **Corporate Priorities**

12. HDC's 'Corporate Plan 2022-2031' sets out the Council's priorities and ambitions for the next decade. The protection of local heritage assets contributes to the following two priorities:

**Place and Community** – 1: Community leadership to create a sense of pride and belonging CO3, CO4.

**Economy** – 4: Supporting business and residents to deliver a prosperous local economy CO21.

### **Financial**

13. Beyond staff time, there are no financial implications to the Council as a result of this report.

### **Legal**

14. The National Planning Policy Framework (NPPF) para 189 defines the nature of heritage assets while the Planning Policy Guidance (PPG) encourages plan making bodies to make clear and accurate information on non-designated heritage assets available to the public. Inclusion of assets on a Local List does not bring any additional form of statutory protection or grant aid but it enables their significance to be better taken into account in planning applications affecting the asset or its setting. Properties included within the list will not incur any additional charges for planning applications.

### **Policy**

15. A Local List of Non-Designated Heritage Assets supports delivery of the Council's Local Plan by contributing to the following policies:

- a. Tourism and Leisure RT4 -1.c;
- b. Heritage and Community Assets HC1

### **Environmental Implications including contributions to achieving a net zero carbon Council by 2030**

16. This document relates to the historic environment of the Harborough District so has implications for the environment. However, it does not impact upon the net zero carbon commitment as it relates to assets already in existence within the district.

### **Risk Management**

17. Failing to include the identified assets on the Local List would reduce the protection afforded to the assets, reduce the recognition afforded to them and hinder the Council's

ability to retain a heritage asset which is valued by residents and is part of the unique historic environment of the district.

### **Equalities Impact**

18. This document relates to the historic environment which benefits all residents, businesses and visitors but does not impact adversely on any group with protected characteristics.

### **Data Protection**

19. This report deals with properties and not personal data therefore there are no data protection implications for the report.

### **Summary of Consultation and Outcome**

20. The proposed entries were subject to a public consultation from 24 October to 5 December 2022 and the entries were displayed at the Annual Parish Liaison Event on 24 November 2022.
21. The consultation resulted in responses from Natural England, Severn Trent Water and Oadby & Wigston Borough Council, who all indicated that they had no comment to make.
22. An additional benefit of undertaking public consultation is the increased awareness of the process, and nominations for future entries to the list have been received for heritage assets in Lutterworth, Husbands Bosworth and Fleckney.

### **Alternative Options Considered**

23. The Council could decide to scrap its Local List of Non-Designated Heritage Assets, or not to make any additions to it. However, neither of these courses of action are recommended given they would leave parts of the local heritage of the district unsafeguarded and, thereby, at greater potential risk. Further, the failure to recognise non-designated heritage assets would undermine the Local Plan and therefore the planning protection for the district.

### **Background papers**

- Council report of 21 February 2022<sup>1</sup> adopting a Local List of Non-Designated Heritage Assets
- The nomination process, selection criteria and existing entries adopted in February 2022 can all be found on the following web page:

[Local List of Non-Designated Heritage Assets, 2022 | Harborough District Council](#)

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<https://cmis.harborough.gov.uk/cm5/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=EqtPkj1G%2fEG0hxe70amSLCpV3iO8IBJK3WQ2IkTkj%2f9kCQ3L69vVWQ%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNih225F5QMaQWCtPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTIbCubSFfXsDGW9IXnlq%3d%3d=hFfIUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFfIUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJFf55vVA%3d&FgPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJFf55vVA%3d>

