

# Locally Listed Buildings

November 2017

Evidence base under pinning the Local Plan for the Borough  
of Oadby and Wigston



*Oadby and Wigston  
Borough Council*

## **Introduction**

The Borough of Oadby and Wigston contains a rich heritage of buildings and assets that are of architectural and historic interest. The most important and highly regarded of these assets are held on a Statutory national list compiled by Historic England, and are referred to as 'Listed Buildings'. Listed buildings have three distinct grades relative to their national importance; Grade I; Grade II\*; and Grade II.

While a large number of historically important buildings are included on the nationally compiled list (as mentioned above), there are other buildings or structures that warrant acknowledgement for their local historical and architectural importance. If there are such buildings and structures that are not eligible for national listing, but are of significant local importance, they will be placed on the Local List. Although local heritage assets are not statutory listed and would not be nationally acknowledged, the Borough Council recognises their importance locally, and will seek to protect historical assets through up to date and relevant local planning policy.



## **Background**

Through the National Planning Policy Framework, the Government recognises that the historic environment and its heritage assets can make a positive contribution towards quality of life for both the existing and future generations. The National Planning Policy Framework suggests that Local Planning Authorities should set out a positive approach for the conservation and enjoyment of the historic environment. It also suggests that heritage assets are an irreplaceable resource that once removed cannot be replaced. They should be conserved and improved in a manner that is appropriate to their significance as they make a considerable contribution to the character and historical legacy of the areas in which they are located.

Historic England, as the Government's principal advisor on heritage, promotes the notion of importance to heritage assets and suggests that the historic environment is an asset that has huge cultural, economic, environmental and social value. According to Historic England, Local heritage lists play an important role in celebrating heritage that is valued by the community at the local level. The process of preparing a local heritage list is also a good way to get the community and local groups involved and working in partnership with local authorities, for example through the identifying of local heritage assets that are valued locally.

Many of the country's Local Lists were borne in response to the discontinuing of the non statutory Grade III listing in the 1970 – 80s, where Local Authorities formulated their own heritage list that recognised the attributes of the former Grade III buildings and structures, as although they were no longer statutory listed they still had a local significance.

## **Why a Review is being undertaken**

The existing Schedule of Significant Local Buildings is contained within the Saved Local Plan, originally published in 1999. Properties have been added to the Schedule through the more recent Conservation Area Appraisals, however have only illustrated those additional buildings of merit within Conservation Areas.

Over recent years a number of buildings on the existing Local List have been lost altogether or have been spoilt, with development occurring badly affecting a buildings heritage, original use of materials and its architecture. Having an up to date list of significantly local buildings that is linked to planning policy will allow for much greater protection from potentially detrimental development.

To ensure the schedule, (or List) has a robust and up to date evidence base and is in conformity with published Government policy and guidance, the Council have reviewed the existing list and any additional potential assets against a commonly applied methodology. The List of buildings that has been produced through the review process forms part of the evidence base for the Council's Local Plan.

### **Definition of Heritage Asset**

The National Planning Policy Framework defines heritage assets 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 asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'*.

## **Statutory Listed Buildings**

As briefly mentioned earlier, there are certain buildings and structures in the United Kingdom that are Statutory Listed as they are of special historical or architectural importance. The initial protection system for protecting buildings and structures that were of historic or architectural interest commenced in 1947. Section one of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) imposes a duty on the Secretary of State to compile or approve a list or lists of buildings and/or structures that are of special architectural or historic interest as a guide to local planning authorities.



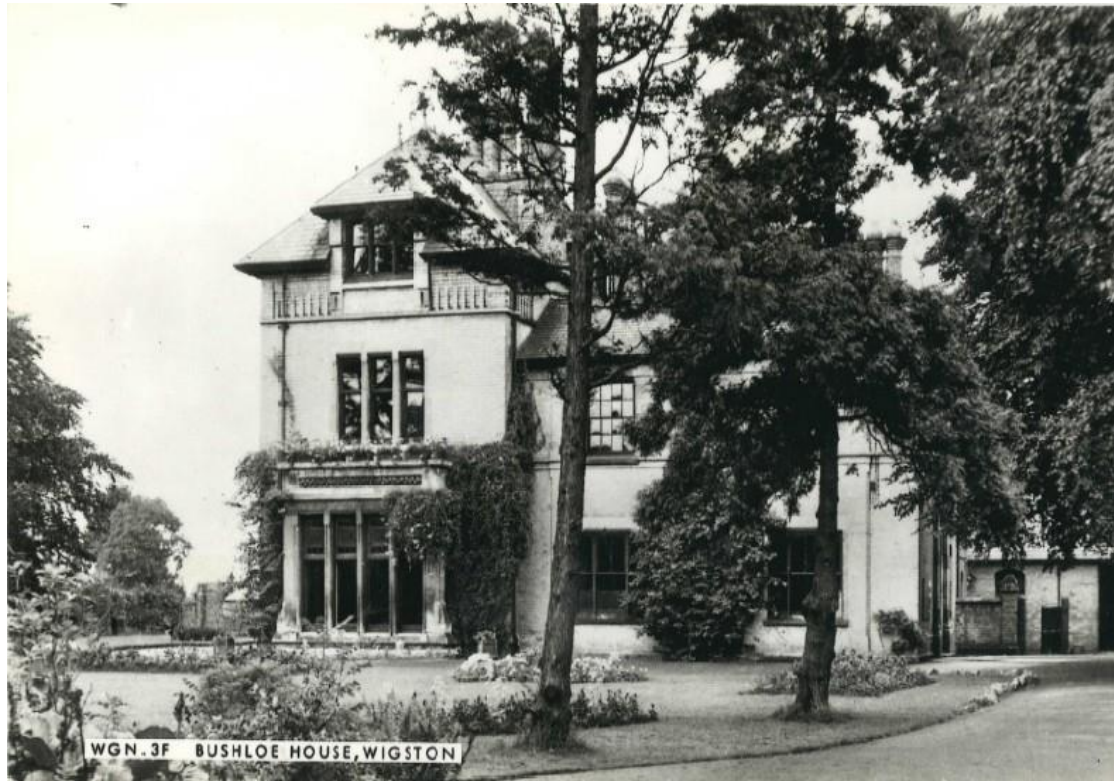
Hastings House, Oadby (Grade II)

It is suggested by Historic England that many buildings and structures, indeed even some more recent buildings are interesting; however Listing identifies only those that are of national 'special' interest. Buildings or structures that are contained on the national listing list are graded to reflect their relative or historic interest. The three grades are illustrated below.

**Grade I** - buildings of 'exceptional interest', sometimes considered to be of International importance. Historic England suggests that of the 375,000 buildings listed within the United Kingdom, 2.5 per cent are of Grade I classification.

**Grade II\*** - particularly important buildings that are of more than 'special interest'. Some 5.5 per cent of all listed buildings within the United Kingdom fall into this category. There are four buildings of such classification within the Borough.

**Grade II** - buildings that are nationally important and of 'special interest'. Grade II is the most common of the three classifications and is the most likely grade given to a home.



Bushloe House, Station Road, Wigston (Grade II)

Currently there are 37 Listed Buildings within the Borough of Oadby and Wigston, with 20 located within Oadby, 15 within Wigston and the remaining 2 within South Wigston. The Church of All Saints is the Borough's only Grade I listed building; there are four Grade II\*, with the remaining considered Grade II.

Those buildings and structures that are contained on the Statutory List compiled by the Secretary of State have the strongest heritage planning protection against proposals involving demolition or inappropriate development.

## **What Local Listing means for a property or structure**

The inclusion of a heritage asset on the local list will not change any of the planning controls affecting development, for example its alteration or demolition. A property or structure that is contained on the List of Locally Listed Buildings will not be subject to national statutory Listed Building controls, however any work that is undertaken to one will need to comply with both national and local planning policy. Planning policy encourages the retention and protection of all buildings and structures that are contained on the local list, for example Local Plan Policy 40 that seeks to protect and conserve heritage assets from inappropriate development.

*(Only the most up to date Local Plan policy relevant to Local Listing should be applied. If in doubt please contact the Planning Policy Team at the Council who will be able to advise appropriately)*

Due to the nature of heritage assets a large number will be located within Conservation Areas, and will be subject to other relevant planning controls, for example Conservation Area consent, and planning policy such as Local Plan Policy 40 and Local Plan Policy 41, as well as the Landscape and Character Assessment and the Conservation Areas Supplementary Planning Document.

All proposed works that affect buildings or structures that are contained on the Local List should respect its particular character and interest. Owners will need to consider the building or structures special local interest when making any alterations.

## **Criteria for Inclusion of the List**

The Council are aware of the importance of compiling a list that is relevant, robust and based on an evidenced methodology. Having clear and transparent procedures in place gives credibility to the reviewed Locally Listed Buildings list. The Council is also aware that involving local people and those with good local heritage knowledge can have a significant contribution to the validity of the list.

In terms of assessing potential heritage assets, Oadby and Wigston Borough Council have adopted a criteria based upon the Historic England's commonly applied methodology illustrated within the 'Good Practice Guide for Local Heritage Listing'. The Historic England commonly applied assessment methodology is based around a set of ten criteria – Age, Rarity, Aesthetic Value, Group Value, Evidential Value, Historic Association, Archaeological Interest, Designed Landscapes, Landmark Status and Social and Communal Value.

To ensure that the selection criterion reflects an assets local significance the above criteria, commonly applied by Historic England, has been adapted. With the help of local historical societies and local civic societies a specific criterion has been drawn up that is thought to best reflect local circumstances.

**Age** Any age of building can be included on the Local Heritage List, however buildings that date from the mid to late Twentieth Century up to modern day will be subject to a far more rigorous assessment process. Buildings that are built prior to or around the turn of the Twentieth Century may be acceptable for the List with less justification in terms of other criteria. It was agreed to not have an age threshold to ensure that buildings of special interest regardless of age could be eligible for the list.

**Architectural** A buildings architecture or design can take many forms, but those that display characteristics and distinctive architectural style or local vernacular and materials will be eligible for a place on the List. No one architectural style is inherently better than another. Consideration should be taken as to the extent to which the building is seen as a good example of an identifiable architectural style or displays great craftsmanship.

**Group Value** Buildings that would not necessarily warrant a place on the List individually but share a common design relationship, especially where the buildings are grouped together in a distinctive way, could be eligible for the List because of there Group Value. Particular consideration should be taken where buildings comprise an important architectural or historic unity or a fine example of planning (for example a square, terraces or model villages) or where there is an historical functional relationship between a group of buildings.

**Historic** There is a distinct difference between local and national events and personalities, and it is important that these are taken account of when reviewing a buildings historic association. Each settlement within the Borough has historic personalities and events, for example Orson Wright and the brickworks in South Wigston, and it is important that these associations are celebrated. Buildings that have a direct and



meaningful association with an important personality, event or time period will be eligible for the List.

**Rarity** Buildings that are rare examples of exemplary or individual design or material use or are considered scarce in a local context would be worthy of inclusion on the List. It must be ensured that consideration is taken on a buildings local context, for example farmhouses and significant industrial buildings may be prevalent nationally with many not worthy of listing, however within the Borough there are very few examples remaining.

**Social/Communal Value** A building that has a source of local identity, distinctiveness, and social interaction, and contributes to a collective memory of a place could be eligible for the List. The type of buildings that would be eligible for the List through this criterion could be places of worship (for example churches), community centres, public houses and libraries.