

5. CANNOCK CHASE DISTRICT LOCAL LIST

5.1 The Cannock Chase District Local List arises from a desire to recognise aspects of local heritage which are valued by the local community in contributing to the local distinctiveness, character and historic appearance of the area. Whilst the Government is responsible for compiling a List of buildings of special architectural or historic interest of national significance, which gives them statutory protection, and the Council designates Conservation Areas which enable areas of historic townscape to be preserved or enhanced, the Local List is an opportunity for local people to work with the Council to identify a variety of local heritage assets which may not meet the requirements for statutory protection yet are valued by the community and which they would like recognised in order to influence planning decisions.



5.2 Statement of Local Historic Significance

- At the heart of the District lie the green lowland heath and forests of Cannock Chase which separate the urban areas of Cannock and Hednesford from those of Rugeley.
- The medieval market town of Rugeley, with its diverse townscape and human scale, former village of Brereton and nearby historic settlement of Slitting Mill have identities distinct from the larger settlements south of the Chase.
- Cannock too has medieval origins and an 18th C core retaining its distinctive historic bowling green and conduit building. It spreads north into Hednesford, a mainly 19th C small town retaining 16th C origins.
- The settlement of Bridgtown which developed south of Cannock in a short period at the end of the 19th C retains a collection of distinctive shopfronts and in the south-east of the District is the mainly post war village of Norton Canes. Other small settlements and farmsteads occupy the fringes of the Chase and southern farmlands.

- The District's mining, industrial and agricultural heritage plus the remnants of designed landscape of the former Hagley Hall and walled garden of the former Beaudesert Hall offer a range of heritage assets across the District.
- Elements of historic transport infrastructure include the Trent and Mersey Canal, with associated bridges and wharves, the remnant Cannock Extension Canal and basin, the (relocated) Hednesford railway signal box and a collection of cast iron finger posts.
- Memorials and plaques commemorate local figures and events including local benefactors across the District
- A variety of buildings constructed by Linfords, the well regarded local building firm, add quality to the urban area
- A miscellany of small items add detail to the streetscene including historic post boxes, boundary stones, gateposts, a horse trough and historic brick walls
- A District Characterisation carried out as a basis for the Design SPD describes 20 Character Areas based upon key features of the urban structure (See Appendix A) and the SCC Extensive Urban Surveys of Cannock and Rugeley describe the historic development and significance of the towns in some detail.

Policy basis and purpose of Local List

5.3 The National Planning Policy Framework (2012) sets out a strategy for consideration of the historic environment in planning. It provides a definition of **Heritage Assets: buildings, monuments, sites, places, areas or landscape identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest.** Heritage Assets include 'designated assets' (Listed Buildings and Conservation Areas etc) as well as assets identified by the Council, e.g. through Local Listing.

5.4 **The Local List does not bring additional controls above and beyond those required for planning permission but will be a material consideration in planning decisions that directly affect them or their setting.** Local List Heritage Assets, not designated statutorily but recognised by the Council as having heritage significance, do merit consideration in planning matters; the Council must take a balanced judgement in decision making having regard to the scale of any harm or loss and the significance of the Asset. Assets within Conservation Areas benefit further from the general control over demolition.

5.5 Cannock Chase Local Plan (Part 1) (2014) – sets out the intention for retaining historic character and fabric via a District Design SPD and creating a Local List of locally significant Heritage Assets. **Policy CP15 Historic**

Environment confirms that the local decision making process will be based on an assessment of significance of Heritage Assets, including their setting, in relation to development proposals, primarily informed by the Historic Environment Record, including the Local List. Assets will be safeguarded from development harmful to their significance according to their national or local status, with support for schemes sensitive to and inspired by their context. The historic environment will be promoted as a catalyst for regeneration.

5.6 Good practice guidance issued in 2012 by Historic England confirms that Local Lists can play an important role in celebrating heritage that is valued by the community. Lists provide sound evidence of assets which have a degree of significance meriting consideration in planning decisions and the sounder the basis for adding assets to the List the greater the weight the List has. Public nomination is a key element and candidate Assets need to be backed by sufficient detail and accuracy to demonstrate that they meet the selection criteria. The guidance recommends a process be put in place to allow for regular updating of the List. Owners should be advised of the intention and implications of Local Listing, their response needing particular attention, and a mechanism put in place for appeal. Final ratification of the Local List should be at an appropriate level within the Council.

5.7 Experience from other Councils suggests that Local Listing is a highly effective vehicle for highlighting the significance of particularly distinctive assets in the local area. A strong management strategy and policies provide a degree of certainty for developers and a strong platform from which the Council can negotiate.

Management of the Local List

5.8 Creation and maintenance of the Local List requires a formal procedure through which buildings and other features can be nominated and their suitability for the List assessed. Objective selection criteria, based upon recognised best practice and Historic England guidance and a workable procedure are proposed here for public consultation.

1. Set up of Local List

- Initiated via this proposal and authority for public consultation by the Council's Cabinet. Draft procedure and selection criteria set out based on good practice guidance on which public comment is invited in detail, would be finalised after consultation and ratified by Cabinet.
- Public support would be invited in principle via a suggested high profile newspaper feature, a display at Council offices and Cannock Chase Museum, direct contact with Local Members/Heritage Champion, Town

- and Parish Councils and local history groups. Also via notices in libraries and parish and other community halls, where possible.
- Nominations procedure set out via a simple information leaflet/form (Appendix F) requiring specific and accurate information – a statement of its significance to the community and why building/feature is noteworthy, location details and photographs taken from a public vantage point, plus contact details of nominee.
 - Nominations to be considered against agreed criteria and assessed periodically, it is suggested, by a panel of volunteers in conjunction with Heritage Champion. This process could also be used to assess challenges to Local Listing.
 - Evolving Local List would be linked to the Council's GIS and published via County HER and CCDC website

2. Selection Criteria

It is proposed that any building or feature shall meet one or more of the following criteria in order to be selected for the Local List:

- Of local historic interest serving as a reminder of the social, economic, cultural or military history of the District including archaeological interest or a link to a local figure
- Of architectural or landscape interest including innovative design, decoration, craftsmanship or plan form
- Making a positive contribution to the local distinctiveness, character and appearance of the District, including the interest of any group of buildings of which it forms part, landmark value or contribution to local identity
- Is unprotected by statutory listing though may be within a Conservation Area

3. Updating/review of List

- Regular review of Local List – to manage the process it is proposed to commence by putting in place the process and criteria. Once these are agreed, nominations will be invited across the District via ongoing publicity and considered/assessed in the agreed way, including the Brereton and Ravenhill Parish Plan Local List as a starting point and gradually rolled out across the District. The updated list would be ratified periodically at Planning Committee.

4. Grounds for Appeal

- Owners/occupiers will be advised of the intention to Locally List and the implications in writing
- The Council hopes owners will be pleased that their building has been recognised as an important part of the District's heritage.

- Any challenge should be made in writing within 30 days of notification – grounds are that the asset fails to meet the requirements of the selection criteria
- Challenge considered in agreed way similar to nominations and ratified by Planning Committee.

5. Guiding Principles for Management of Change at Local List buildings

- **No extra consent required but Local List ensures that special interest is not overlooked in development which could adversely affect Asset or surroundings**
- Many Local List buildings are occupied as homes and businesses and the intention is not to unduly restrict the freedom of owners to upgrade and adapt their property but to encourage this to be done in a considered way. **No additional liability will be placed on owners.**
- Development that does not require planning permission ('permitted development') is unaffected by the NPPF or Local Plan policies. The Council may consider whether the exercise of 'permitted development' rights would undermine the aims for Locally Listed heritage assets. In cases where it would, the Council has the opportunity for an 'Article 4 Direction' in tandem with Local Listing to ensure any development which would normally be permitted without consent is given proper consideration. (An 'Article 4 Direction is a tool available to enable the Council to respond to the particular needs of its area by withdrawing 'permitted development' rights which would normally apply so that planning permission is required. This mainly applies to minor changes to dwellings and to control over demolition.)
- The presumption is in favour of sympathetic repair and alteration. Guidance on good design, repairs, the value of retaining significant features, need to respect setting etc is set out in the 'Historic Environment Guidance'
- **Planning applications affecting a Local List building or feature will need to demonstrate how the design of the proposal has considered its defined significance**
- **There will be a presumption against demolition, unless applicants can demonstrate there is no viable use (or in certain cases prospect of appropriate re-erection) and allow recording e.g. via a photographic survey prior to demolition. In such cases the loss of the Local List building or feature will form a material consideration in the decision making process.**
- If an application to develop/demolish a building not currently Locally Listed but meeting the criteria is refused then a recommendation will be included in the decision to add it to the Local List