

SEVENOAKS DISTRICT COUNCIL LOCAL LIST

Planning Advisory Committee - 20 July 2016

Report of Chief Planning Officer

Status: For Decision

Also considered by: Cabinet - 9 August 2016

Key Decision: No

This report supports the Key Aim of ensuring that Sevenoaks District remains a great place to live, work and visit.

Portfolio Holder Cllr. Piper

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Recommendation to Planning Advisory Committee:

- (a) To consider the draft Local List Supplementary Planning Document
- (b) To support a recommendation to Cabinet for the commencement of a public consultation exercise on the draft Local List Supplementary Planning Document

Recommendation to Cabinet:

- (a) To approve the draft Local List Supplementary Planning Document
 - (b) To approve the commencement of the public consultation exercise on the draft Local List Supplementary Planning Document
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Reason for recommendation: This report actions policy EN.4 of the Allocations and Development Management Plan (ADMP) by creating a draft Sevenoaks District Local List Supplementary Planning Document (SPD) for public consultation.

Introduction and Background

- 1 The Local List is a list of structures and spaces that are valued as distinctive elements of the local historic environment. It provides clarity on the location of these assets and also describes their significance. This helps to ensure that strategic local planning takes account of the desirability of their

conservation. The information also helps to provide clear and comprehensive information about the historic environment at a local level. A Local List effectively provides heritage assets with a lower tier of recognition to that of the Statutory Listing process.

- 2 The Sevenoaks Society have organised a project team to co-ordinate the surveying and assessing of the buildings within the wards that make up the area of Sevenoaks town. They devised selection criteria in line with Historic England's Good Practice Guidance on Local Listing (now superseded). Each road has been researched and then assessed by a team of volunteer surveyors. The recommendations were then brought to a moderation panel of experts (including a representative from Historic England, the SDC Conservation Officer and a member of the Kent County Council (KCC) Heritage team for a final assessment. Those that weren't considered to have met the criteria were rejected.
- 3 In March 2015 officers reported an update on the progress of the Local List project to the Planning Advisory Committee (formerly the Local Planning and Environment Advisory Committee) and following on from this the first tranche of proposals have now been received by SDC and a draft SPD has been prepared. If approved the public consultation will begin with homeowners and the wider community and local interest groups. The final version of the SPD and the Local List is likely to go to PAC and Cabinet for approval in early 2017. The same report will request authority to begin public consultation on the second tranche.
- 4 Although the initial list comprises buildings within the Sevenoaks Town area the Local List is a district wide list which will be added to as part of the Strategic Planning Team's work programme. For example, when new conservation appraisals are carried out recommendations will also be made for additions to the local list. If other local groups wish to organise a geographical survey for an area then that will be welcomed. The SPD contains a case study of the Sevenoaks Society's project as a good practice example (Appendix A)
- 5 The Project Team have received a 'Highly Commended' award at the 2016 'Making It Happen' Community and Voluntary Awards in the Readers Choice category and have been nominated for a Historic England 'Heritage Angels' award for their work.

Policy Context

- 6 The National Planning Policy Framework (NPPF) advises local planning authorities to set out 'a positive strategy for the conservation and enjoyment of the historic environment' (para 126) Emphasis is also placed on 'sustaining and enhancing the significance of heritage assets' and understanding that heritage assets are an 'irreplaceable resource' and should be conserved 'in a manner appropriate to their significance'.

- 7 The definition of 'heritage assets' within the NPPF includes local heritage listing.
- 8 In the SDC Core Strategy 2011, para 5.1.2 it states;
"The Council aims to produce a List of Buildings of Local Architectural or Historic Interest [Local List] during the Core Strategy period, to be adopted as a Supplementary Planning Document"
- 9 The SPD would support Policy SP1;
"The District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced"
- 10 Additionally, paragraph 2.24 of the ADMP states;
"The Council aims to produce a List of Buildings of Local Architectural or Historic Interest during the plan period, to be adopted as a Supplementary Planning Document"
- 11 Policy EN4 - Heritage Assets states;
"Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset. Applications will be assessed with reference to the following:
a) the historic and/or architectural significance of the asset;
b) the prominence of its location and setting; and
c) the historic and/or architectural significance of any elements to be lost or replaced.
Where the application is located within, or would affect, an area or suspected area of archaeological importance an archaeological assessment must be provided to ensure that provision is made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate."
- 12 When the Core Strategy and ADMP are replaced by a new Local Plan (adoption anticipated 2019) the SPD will need to be updated to align with new policy.

Implications

- 13 SPDs give additional guidance on policy within the statutory Local Plan/Core Strategy, where this is needed. SPDs do not have the same status as the policies in the Local Plan (they provide policy elaboration rather than

statutory policy) but are subject to public consultation and are taken into account as material considerations in dealing with planning applications.

- 14 There are no additional restrictions in place on structures that are on the Local List and permitted development rights are unaffected. However, where works do require planning permission then the local listing status would be a material planning consideration.
- 15 Sevenoaks Town Council is considering producing design guidance for the heritage assets within Sevenoaks as part of their Neighbourhood Plan. This would support the preservation of the locally listed buildings.

Other Options Considered and/or Rejected

- 16 The Core Strategy and the ADMP are specific about the document necessary to support policy EN.4 of the ADMP as are para. 5.1.2 of the Core Strategy and 2.24 of the ADMP. Not pursuing public consultation of the attached SPD would not accord with SDC policy.

Key Implications

Financial

- 17 The cost of the public consultation exercise is covered by the Strategic Planning budget.

Legal Implications and Risk Assessment Statement.

- 18 There are no restrictions on permitted development rights associated with buildings or structures being on the Local List and no additional legal responsibilities for owners. There is no additional burden on owners but the status is a material planning consideration.

Equality Assessment

- 19 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

Resources (Non-financial)

- 20 Consultation will be undertaken using existing staff resources and the involvement of the Sevenoaks Society.

Conclusions

- 21 The compilation of the proposals to initiate the Sevenoaks District Council's Local List SPD has been a good example of partnership working between the local community and the District Council to action SDC policy. The draft SPD identifies criteria for local listing and the buildings, structures and spaces

which meet that criteria within the Sevenoaks town area. This report seeks authority to publically consult on this SPD.

Appendices

Appendix A - Draft Local List Supplementary Planning Document

Background Papers:

[National Planning Policy Framework](#)

[Sevenoaks District Council Core Strategy, 2011](#)

[Sevenoaks District Council Allocations and Development Management Plan, 2015](#)

[Historic England Practice Guidance on Local Listing \(2012\) SUPERSEDED](#)

[Local Heritage Listing, Historic England Advice Note 7](#)

Richard Morris
Chief Planning Officer