



Local Development Framework

Supplementary Planning Document St. Helens List of Locally Important Buildings

Adopted June 2011



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1 Introduction

Introduction

1.1 St.Helens has nearly 150 listed buildings, 12 scheduled ancient monuments (SAM), 10 conservation areas and 2 listed parks and gardens. All listed buildings as well as the unlisted buildings in conservation areas have statutory protection and enjoy various degrees of protection against alterations and demolition.

1.2 However, there are many other buildings and structures throughout St.Helens, which do not meet the criteria for national statutory listing or are not within designated areas but nonetheless are of considerable local historical and/or architectural merit. These buildings/structures reinforce local distinctiveness and a sense of place but do not enjoy any (statutory) protection, especially against demolition.

1.3 A local list of important buildings has therefore been prepared to recognise these buildings so that they can be properly considered when development proposals are submitted to the Local Planning Authority (LPA) or when the Council is preparing their own proposals.

1.4 This SPD will not have the same status as the Development Plan but will be an important material consideration in planning decisions. It is envisaged that this SPD will ultimately form part of the St.Helens Local Development Framework (LDF) that will eventually supersede the Unitary Development Plan (UDP).

Aims and objectives

1.5 The overall aim of this SPD is to identify buildings of special local architectural and historical interest and offer them a level of protection against undesirable alterations and/or irreplaceable loss.

1.6 The key objectives of this SPD is:

- To raise the profile of and give recognition to buildings and structures that contribute to the special local character and distinctiveness of an area.
- To encourage the preservation and repair of buildings and structures of local historical and architectural importance.
- To enhance the appearance of St.Helens' built environment.
- To provide clear guidance to the Council's Development Control Team and developers on alterations to such buildings where planning permission is required.
- To ensure that developments are sympathetic and appropriate to the character of the Borough's locally important historical buildings.

1.7 It is hoped that establishing a local list will encourage owners and occupiers of those buildings and structures to take pride in the care of their property and have the satisfaction of being involved in the conservation of a building for the benefit of present and future generations.

2 Policy Context

National Policy

2.1 Government guidance contained in Planning Policy Statement 1 (PPS1) Delivering Sustainable Development (2005) recognises the need for good design to respect local distinctiveness; “...*design that is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted*”.

2.2 Planning Policy Statement 5 (PPS 5) Planning for the Historic Environment (2010) sets out the Government’s vision for the historic environment, introducing a new, integrated approach, removing the distinction between designated and undesignated buildings, archaeological remains and landscapes. In Annex 2, it describes heritage assets as buildings, monuments, site areas and landscapes that have been identified as having “*a degree of significance*” in planning decisions. This includes designated assets and those identified through the plan and decision making process.

2.3 It also recognises that locally listed buildings and structures can play a role in the sustainability of an area and a promotion of a sense of place. It stresses the importance of keeping up to date records of all heritage assets to inform the plan-making process.

2.4 Heritage Protection for the 21st Century (DCMS 2007), which preceded PPS5 reinforces the need to identify a list of buildings and structures of local importance, as it can help “*build a sense of local identity and distinctiveness, a sense of history, place and belonging*”.

Local Policy

2.5 For the purpose of this SPD, policies referred to will be from the saved version of the St.Helens Unitary Development Plan (UDP, adopted in 1998), until the Core Strategy of the Local Development Framework replaces this.

Unitary Development Plan

2.6 St.Helens Unitary Development Plan (UDP) contains a number of primary strategic aims that are relevant to this SPD. These include:

- To secure urban regeneration.
- To balance the needs of new development and protection of the environment.
- To improve the quality of the environment to make St.Helens a more attractive and safer place in which to live, work, play, invest and visit.
- To conserve resources and work towards the principles of sustainable development.

2.7 In addition, UDP Policy GEN 1 (Primacy of the Development Plan) expects that policies and proposals maintain and enhance the character and appearance of St.Helens through appropriate design.

2.8 The Design Guidance SPD (Adopted October 2007) provides additional advice on the design and layout of new developments as well as outlining the process that needs to be followed to achieve these objectives.

2.9 The Residential Character Areas SPD (Adopted June 2010) sets out the expectations of the Council in relation to development in areas of residential character and provides guidance on the design and appearance of new development.

The Core Strategy

2.10 When the Core Strategy is adopted by the Council, it will replace the UDP as the Development Plan for the Borough. At this point, all reference in the SPD will be made to the Core Strategy.

Links to other plans

2.11 This SPD takes into account the requirements of the Human Rights Act (1998) in that all design principles will comply with the Articles of the Convention and Protocols of this Act, unless there is a lawful justification not to.

2.12 For information on resources and further reading see Appendix 1.

3 What is a List of Locally Important Buildings?

Definition

3.1 A local list is a locally designated register of buildings and structures of historical and architectural interest, which are considered to be of significance to the local community and which contribute to the local environment, as well as social and cultural heritage. A local list is separate to the nationally designated Statutory List, which is compiled by the Secretary of State for Culture, Media and Sports from the advice of English Heritage.

3.2 The difference between the Statutory List and a local list is in the level of control. Any works, which affect the character and/or setting of a listed building, requires Listed Building Consent (LBC). The control of works on a locally listed building is very limited with protection conferred through the Development Control process.

The case for local listing

3.3 Unlisted buildings can be located anywhere including inside conservation areas and elsewhere within the Borough of St.Helens. They provide an important role within the town and local area contributing to local distinctiveness. Inclusion onto a local list would increase their importance and provide some evidence in trying to protect them from demolition and insensitive alterations. Thereby maintaining the character and appearance of St.Helens for future generations.

Unlisted buildings outside conservation areas

3.4 Under current planning legislation, unlisted buildings/structures outside conservation areas are afforded very little protection from unsympathetic alteration and can be demolished without planning permission. The historical and architectural value of the existing building is not necessarily a consideration in the planning process.

Unlisted buildings inside conservation areas

3.5 Under current planning legislation, total demolition of unlisted buildings within a conservation area requires Conservation Area Consent (CAC). In addition to normal planning requirements, planning approval is also needed for non-residential buildings in conservation areas for the following:

- The use of external cladding, stone, artificial stone, timber, plastic or tiles.
- The enlargement of a dwelling by addition or the alteration of the roof.
- Satellite antennae (dishes) on walls or roofs, facing a highway or on chimneys.
- The extension of a dwelling by more than 50 cubic metres.
- The erecting of buildings of more than 10 cubic metres within the curtilage.



3.6 Apart from these constraints, unlisted buildings in conservation areas are afforded very little protection from unsympathetic alterations. The Council has issued a number of Article 4 Directions on residential properties in a majority of the Borough's conservation areas. An Article 4 Direction can offer some degree of protection against minor alterations of buildings within conservation areas including the retention of key features such as chimneys, windows and doors.

Implications of inclusion in the Local List

3.7 Under current legislation, the inclusion of a building/structure on the local list does not change the existing planning controls that already apply to these buildings, including their demolition. Inclusion on the local list is not primarily intended to restrict development, but will seek to ensure that any proposals take into consideration the local significance of the building. Once adopted, the local list will change the level of consideration given to preserving a building/structure's character and appearance when planning applications are assessed by the Council. The list reinforces efforts to preserve the character and appearance of the buildings that are included on it.

3.8 This means that this SPD will be a material consideration in assessing any proposals. In which case, the Local Planning Authority (LPA) will consider in a planning application for works to a locally listed building, any special local interest in relation to the property before a decision is made. Many development works, such as, external alterations, extensions and changes of use will need planning permission from the Council. Any proposals put forward are expected to respect the particular character and interest of the building, these will be set out in this document.

4 Criteria for the selection of buildings and structures to be included in the Local List.

4.1 Anyone can nominate a building/structure for inclusion in the local list, through community participation in the form of local surveys and also identification in conservation area appraisals, amongst other studies. A copy of the nomination form is available from the Council's website and can be found in Appendix 2.

4.2 With regards to Statutory Listing, buildings/structures are assessed against national standards and criteria set out in English Heritage's guidance. The local list follows similar criteria with emphasis being on the contribution a building/structure makes to the character of an area and its value to the local people and this criteria has been used to justify a building's inclusion in the local list. Appendix 3 (which is separate to this document) contains the local list.

The criteria is:

i) Age and rarity

The older a building/structure is and the fewer the surviving examples of its kind, the more likely it is to be of historical importance:

- a. Up to 1870, most buildings are recognisable as belonging to a certain historical period. Subject to condition, those that have not be included in the national list will qualify.
- b. From 1870 to 1945, other considerations will play a bigger part.
- c. After 1945, only extremely good examples will be considered.

ii) Architectural Interest

Consideration will be given to a building/structure that is of local architectural value and includes design qualities typical of the local area:

- a. Is it a good example of a local vernacular?
- b. Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- c. Does its use contribute to the character and/or appearance of a conservation area?
- d. Is it a rare or pioneering example of a building type or structure?
- e. Was it built by a noted local/national architect/engineer/builder?



iii) Historical Interest

Buildings may display little visual quality however, through technological innovations or their form, they may illustrate particular aspects of the local social, economic or cultural history. Such buildings will also be considered.

iv) Close Historical Association

These should be well-documented associations with locally important people or events and there should also be some quality in the physical fabric of the building. Is it a surviving example associated with:

- a. Local historical events?
- b. Strong community or socio- economic events?
- c. A notable person, family or people?
- d. A history of established features such as road layout, burgage plots, a town park or a landscape feature?

v) Townscape significance

There are individual or groups of buildings, which contribute positively to the character or identity of a local townscape, street scene or rural area. These include key landmark buildings, notable buildings on important routes into the area and those, which create an important vista or contribute to the skyline. The main consideration will be:

- a. Does the building/structure have landmark qualities, or contribute to the quality of recognisable spaces, including exteriors or open spaces within a complex of open public spaces?
- b. Is the structure associated with a designated park or landscape such as walls, terracing, or minor garden buildings?
- c. Is it of identifiable importance to the historic design?

It should be noted that not all of these criteria may be relevant to every case, however a building/structure may qualify for local listing under more than one of them.



5 Guidance on works to buildings/structures on the Local List

5.1 When considering applications for alteration, extension or demolition of a building or structure on the local list, the special interest of the building and its level of local importance will be taken into consideration. Any building included on the local list means that its status will be a material consideration when determining any planning applications affecting it.

5.2 Any proposals put forward for any building or structure on the local list, will be assessed using the following guidance.

Character

5.3 Proposals should preserve or enhance or restore its historic or architectural character.

Setting

5.4 New development, which is in close proximity to or in the grounds of buildings included in the local list should ensure that its setting is safeguarded/enhanced and not compromised. This can be achieved through appropriate positioning, layout, design and landscaping and should consider the following:

- The historical layout/position of buildings.
- Levels of enclosure or openness of the site.
- Views through, from and into the site.
- The use of traditional boundary treatments and landscape materials.
- Landscape features and their position and purpose.

Visual Amenity

5.5 Development proposals should not have a detrimental affect on the visual amenity and interest of the local area and consideration of the impact on the street scene should be made.

Special features

5.6 It is important that the special features of a building, which contribute to its importance and character, are retained and a “retention and repair” approach should be adopted. The loss of architectural features such as doors, windows and roof tiles can devalue the importance of the building. Features of architectural and historic interest, whether internal or external should be preserved and restored wherever possible using traditional materials and methods.



Extensions

5.7 When designing extensions to locally listed buildings it is important that the character and setting of the building is not harmed. The extension should relate to the building in terms of scale and massing. Extensions can be of an historic style to match the building or a contemporary approach would be welcomed. Historic style extensions should have regard to the existing building's detailing, materials, colour and scale. Any contemporary proposals should be of a high quality design with the scale having respect to the existing building.

Demolition

5.8 Demolition will only be permitted where the replacement is of such a high quality that the loss of the locally important building will be adequately mitigated by a development that enhances the character of the local area. Where a loss is proven to be acceptable the Council will require a full record of the building to be carried out and any features of local historical interest to be donated to an interested party e.g. the local archives at a library or incorporated into the site's redevelopment.

Landscaping

5.9 Historic boundary treatments and landscaping materials contributes to the setting of the local area and should be retained wherever possible. The loss of trees and open greenness can have a negative effect on the local landscape and new development should incorporate new or replacement landscaping to mitigate any of these changes.

6 The Local List

6.1 The local list identifies buildings and other structures within St.Helens, which are considered to be of local architectural or historic importance and does not include those in the current Statutory List. The list includes different examples of building, structures and other features of different architectural styles, functions and ages.

6.2 The local list will be kept under constant review and will allow for further inclusions onto it on an ad-hoc basis. This ensures that the register is up-to-date and takes into account new information and changes in the built environment. Buildings will be removed from the local list if they become listed on the statutory register, are demolished or due to unsympathetic works are no longer of value to warrant its inclusion on the list.

6.3 If you know of a building that you think should be on the local list then a copy of the nomination form can be found in Appendix 2 or on the Council's website.

6.4 A copy of the local list can be seen in Appendix 3 (which is separate to this document). Given it is under constant review, the latest copy of the local list will be available on the Council's website www.sthelens.gov.uk or from the Planning Department.

7 Further Information

St.Helens Council

For advice in development and pre-application discussions please contact the following:

Development Team Approach (DTA)

DTA@sthelens.gov.uk

Development Control East

(settlements of Sutton, Bold, Marshalls Cross, Billinge, Seneley Green, Garswood, Haydock, Newton-le-Willows, Parr, Sutton Manor, Broad Oak and Clock Face).

General enquiries: (01744) 676218

Development Control West

(settlements of Rainhill, Rainford, Moss Bank, Eccleston, Blackbrook, Windle, Harefinch, Pocket Nook, Grange Park, Thatto Heath and Dentons Green)

General Enquiries: (01744) 676217

Design and Conservation

General enquiries: (01744) 676185

Highways

Transport Team (Development): (01744) 676187

Trees and Woodland

General Enquiries: (01744) 676221

Building Control

General Enquiries: (01744) 676240

Appendix 1

Resources and further reading

St Helens

St Helens UDP (Adopted 1998) - Relevant policies:

GEN 1 – Primacy of the Development Plan
ENV 24B – Development in Conservation Areas

Supplementary Planning Documents (SPD)

St Helens Design Guidance SPD (2007)
St Helens Residential Character Areas SPD (2010)
St Helens Trees and Development SPD (2008)

Other documents

Conservation Area Appraisals and Management Plans

National Guidance

Planning Policy Statement 1 (PPS1) Delivering Sustainable Development (2005)
Planning Policy Statement 5 (PPS5) Planning and the Historic Environment (2010)
Heritage Protection for the 21st Century (2007)
Disability Discrimination Act (1995 and 2005)
The Human Rights Act (1998)

Websites

www.sthelens.gov.uk
www.communities.gov.uk
www.cabe.org.uk
www.english-heritage.org.uk

Books

R. Pollard and N. Pevsner (2006) The Buildings of England - Lancashire: Liverpool and the South West

Appendix 2

Nomination form for buildings and structures to be included on the Local List.



St.Helens Council

Guidance notes for proposing entries for the list of locally important buildings

Please read these notes to help you complete the proposal form.

What kind of buildings can be added to the local list?

Any building or structure of some significant historical, or architectural interest can be added to the Local List—particularly if it can be shown that it contributes to the character of an area and is valued by local people.

The following are the criteria for including buildings on the local list:

a. Authenticity — Buildings or structures should be substantially unaltered and should retain the majority of their original features.

b. Architectural significance—Buildings or structures that are of local architectural value and include design qualities typical of the local area.

c. Historic significance—Surviving examples of buildings/structures illustrating local architectural history or design and also buildings associated with:

- local historic events
- strong community or socio-economic development significance (e.g. schools)
- People
- locally or nationally important architects, engineers or designers

d. Townscape significance—Individual buildings or groups of buildings which contribute positively to the local area—for example, key landmark buildings, notable buildings on important routes into the area, which create a vista or contribute to the sky line.

Please note, that the above criteria is not fully comprehensive. If you know of a building or structure that may be worthy of inclusion in the local list, but you are unsure on whether it is eligible, please feel free to nominate it using this form.

For further guidance on the local list, contact the Design and Conservation Team on 01744 671687 or email planningpolicy@sthelens.gov.uk



ST HELENS LIST OF LOCALLY IMPORTANT BUILDINGS

APPLICATION FOR AMENDMENT TO THE LIST

Before completing this form please ensure you have read the accompanying guidance notes. All sections marked * are essential; please complete all other sections as fully as you are able.

Application Type * Please tick one

Local listing

Amendment

Upgrade

Downgrade

De-list

FOR INTERNAL USE ONLY
LMS UID:
Received:
<u>Acknowledged:</u>

Section A – Applicant Information *

Name (including name of organisation where applicable)	
Address inc. postcode	
Preferred telephone number	Alternative telephone number
Email	

Section B – Building/Area to be considered *

Name
Address inc. Postcode
National grid reference

I have included a map extract*

If the building/area is already locally listed

Listing reference number

Section C – Claims to special interest / reasons for application *

History of the building

Architectural Significance

Townscape Significance

Section D – Supporting Documentation

- I attach:
- Clear current photographs of the exterior *
 - Clear current photographs of the interior
 - Supporting documentation

Section E – Background information about building/area

1. Building Type Please tick one

- | | | | |
|---------------------|--------------------------|--------------------------|--------------------------|
| <u>House</u> | <input type="checkbox"/> | <u>Community</u> | <input type="checkbox"/> |
| <u>Church</u> | <input type="checkbox"/> | <u>Transport Related</u> | <input type="checkbox"/> |
| <u>Public House</u> | <input type="checkbox"/> | <u>Shops</u> | <input type="checkbox"/> |
| <u>Industrial</u> | <input type="checkbox"/> | <u>Other</u> | <input type="checkbox"/> |

2. Date/age of building/area, if known

3. Is the building the subject of a planning application, or subject of existing planning permission or consent? Yes No

4. Is the building the subject of Pre-Application discussions with the local authority?

Yes No

5. Has the owner given notice to the local authority of intent to demolish?

Yes No

6. Other information relevant to your application.

Please continue on a separate sheet if necessary.

Section F – Owner Contact Information *

1. Are you the *sole* owner and occupier of the building?

Yes If you are not the owner, or there are any other part-owners or
 No occupiers/tenants besides yourself, please give their details
 below.

No Owner Information Go to Question 2

Name (including name of organisation where applicable)	
Address inc. postcode	
Preferred telephone number	Alternative telephone number.
Email	

Name (including name of organisation where applicable)	
Address inc. postcode	
Preferred telephone number	Alternative telephone number.
Email	

Please continue on a separate sheet if necessary.

2. If you do not know who owns the building please tell us why in the box below.

3. Once we have made an initial assessment of the case and if we intend to proceed we will notify the owner. If you believe this notification will jeopardise the building please outline below in Section E, question 4.

Freedom of Information Act 2000

As a public authority under Freedom of Information Act 2000, St Helens Council may be asked to disclose your details in response to a request. We will contact you for your views first should this occur.

Data Protection Act 1998

The information your provide, including personal details, and any information obtained from other sources will be retained by St Helens Council, in hard copy form and /or on computer for administrative purposes and future consideration, where applicable.

St Helens Council will not release personal information to a third party if its disclosure would contravene any of the principles set out in the Data Protection Act 1998.

Please return your completed form, photographs and map extract to:

The Conservation Officer
Urban Regeneration and Housing
St Helens Council
Town Hall
Victoria Square
St Helens
WA10 1HP

Alternatively you can email us at: planningpolicy@sthelens.gov.uk

Signed

Date

The local list can be viewed in Appendix 3, which is separate to this document.

Adoption Statement

In accordance with Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004, St.Helens Council hereby gives notice that the St.Helens List of Locally Important Buildings Supplementary Planning Document (SPD) was adopted on 22nd June 2011.

The St.Helens List of Locally Important Buildings SPD will provide guidance against which planning applications will be assessed in relation to buildings of local significance.

Copies of the adopted St.Helens List of Locally Important Buildings SPD (June 2011) and a summary of the representations received are available for inspection at Planning Reception, Town Hall, Victoria Square, St.Helens and all local libraries in the Borough during normal opening hours. The adopted St.Helens List of Locally Important Buildings SPD (June 2011) and a summary of the representations can also be viewed and downloaded from the Council's website at idf.sthelens.gov.uk or obtained by contacting the Planning Policy Team on 01744 676190.

Any person with sufficient interest in the decision to adopt the St.Helens List of Locally Important Buildings SPD may make an application to the High Court for permission to apply for judicial review of the decision to adopt the document. Any such application must be made promptly and in any event not later than 3 months after the day on which the St.Helens List of Locally Important Buildings SPD was adopted.



St.Helens Council offers a translation and interpretation service covering foreign languages, British Sign Language, Braille and audio tape.

For a translation of any St.Helens Council publication, please provide your name and address and the name of the language you require to the Contact Centre, quoting the title and/or reference number of the document.

Contact Centre

Wesley House, Corporation Street, St.Helens, Merseyside WA10 1HF

Tel: 01744 676789

Fax: 01744 676895

Minicom: 01744 671671

Email: contactcentre@sthelens.gov.uk

www.sthelens.gov.uk



St.Helens Council

Urban Regeneration & Housing
Development Plans

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St.Helens

Merseyside WA10 1HP

Tel: 01744 676190

Fax: 01744 676194

Minicom: 01744 671671

planningpolicy@sthelens.gov.uk

www.sthelens.gov.uk



EQUALITY
FRAMEWORK
FOR LOCAL
GOVERNMENT
ACHIEVING



**INVESTORS
IN PEOPLE** | Gold



2003-2004
Rethinking Construction
2007-2008
Healthy Schools
2008-2009
Improving Accessibility

2009-2010
Homes for the Future
2009-2010
*Raising economic
prosperity through
partnership*