

Surrey Heath Borough Council
Executive
16th January 2024

Draft Local Heritage Asset List (Local List)

Portfolio Holder:	Cllr Alan Ashbery – Sustainable Transport & Planning
Strategic Director/Head of Service	Bob Watson/Gavin Chinniah
Report Author:	Salmana Shah – Planning Policy Officer
Key Decision:	No
Date Portfolio Holder signed off the report	30 November 2023
Wards Affected:	All

Summary and purpose

Surrey Heath Borough Council has been working in partnership with Surrey County Council to develop an updated draft list of local heritage assets (also known as a 'Local List'). A Local List comprises buildings, structures, features, and spaces that are locally significant and add to the cultural heritage and sense of place of the Borough.

A consultation was undertaken in Autumn 2021 seeking nominations for inclusion on the updated list. The updated list has now been prepared (see Annex A).

Officers are seeking consent to undertake a final 6-week consultation on the draft Local List in order to collect comments on the proposed Local List from the public, property owners/occupiers of heritage assets, and other interested parties such as resident associations and conservation/heritage groups.

Once this list has been adopted, this will be used guide the future use and development of local heritage assets, by enabling the significance of assets identified on the list to be fully understood and to be taken account of in the planning process, particularly in the assessment of planning applications.

Recommendation

The Executive is advised to RESOLVE that

- (i) The Draft List of Local Heritage Assets (Local List) as set out in Annex 1 be approved for public consultation for a period of 6 weeks; and,

- (ii) If there are no significant changes arising from the consultation, authority be delegated to the Head of Planning, in consultation with the Portfolio Holder for Sustainable Transport and Planning, to adopt the List of Local Heritage Assets (Local List).

1. Background and Supporting Information

- 1.1 A List of Local Heritage Assets (hereafter referred to as a 'Local List'), comprises buildings, structures, features, and spaces that are locally significant and add to the cultural heritage and sense of place of the Borough. Assets identified on a Local List are considered "non-designated" heritage assets. Protection is afforded to these assets through the planning process, but they are not offered the same legal protection as Grade I or II "designated heritage assets". The National Planning Policy Framework (NPPF, 2023) states that the effect of a planning application on the significance of a non-designated heritage asset should be taken into account in determining the application.
- 1.2 As part of the Government's 'Build Back Better' initiative, the Ministry of Housing, Communities and Local Government (now the Department for Levelling Up, Housing and Communities) in association with Historic England has provided funding for six districts and boroughs in Surrey, including Surrey Heath, to develop or update local heritage asset lists.
- 1.3 Work commenced on the project in mid-2021, when a set of criteria was developed by the County Council Project Coordinator in consultation with officers from Surrey Heath Borough Council and other involved local authorities; Surrey Archaeological Society; Surrey Gardens Trust; Surrey Industrial History Group; Arts and Crafts Movement of Surrey; and Council for British Archaeology (CBA) (SE branch). To qualify for inclusion on the local list, nominations were required to meet at least two of the following criteria: rarity, group value, architectural or artistic value, archaeological value, historic association, landmark status, or social and cultural value.
- 1.4 Subsequently, a public consultation exercise was undertaken between 5th October 2021 and 16th November 2021, seeking nominations of buildings, features, places and designed landscapes that our communities feel make a significant contribution to their local environment through their heritage interest. Over 70 nominations were submitted, which were then reviewed alongside entries on the existing Local List by Surrey County Council's Project Coordinator in partnership with Officers from Surrey Heath, to create a new Draft Local List for the Borough.
- 1.5 Surrey County Council's involvement in the process has now come to an end and it falls to Surrey Heath Borough Council to take the Draft Local List through its own consultation and approval processes.

The Draft Local List

- 1.6 The resultant draft Local List contains 244 heritage assets, of which 184 are existing assets that have been reviewed and 60 are new entries. During the revision of the previously published list, a small number of assets were removed and others were merged into a singular listing. A list of deleted assets is available at Annex B.
- 1.7 The Draft Local List sets out an introduction to the project, details of the consultation, background and policy context, guidance for owners and custodians and a discussion of the criterion for inclusion on the list.
- 1.8 Set out in order of Ward, the draft Local List then contains the details of assets identified. Details include the asset name and reference number; address; the type of asset; where applicable the name of the Conservation Area the property falls within; a description of the asset; and an assessment of its significance against the criteria.
- 1.9 Where available, a photograph of the asset is provided. For all assets located in areas whereby a photograph cannot be obtained from a public vantage point e.g. a private road, a location map has been used.
- 1.10 Once adopted, the list will be used to inform the planning process and guide future planning decisions around the use and development of local heritage assets. The information captured as part of this project will also be added to the Surrey Historic Environment Record (HER) managed and maintained by Surrey County Council.
- 1.11 On receipt of the Draft Local List, it was noted that Old Thai House, located at 125 London Road, Camberley had been submitted through the nominations process for consideration as an addition to the Local List. The Surrey County Council (SCC) assessment identified that the property met a variety of criteria owing to its rarity, architectural value, historic association, landmark status, and social and cultural value. Accordingly, it was included in the draft list provided to SHBC by the SCC. Notwithstanding this, it was recognised that the site falls within the London Road Block, which is proposed for re-development within the adopted Camberley Town Centre Area Action Plan and is included in the Regulation 18 Draft Local Plan: Preferred Options document. The redevelopment is expected to result in the loss of the property and as such, a decision to omit the property from the list was subsequently taken by Senior Officers.
- 1.12 In addition to the above, Surrey Heath Borough Council Officers have revised the Draft Local List entry for Fairoaks Airport. The entry previously identified the whole site as a heritage asset, however Officers did not consider the full extent of the site merited designation and felt that doing so would weaken the listing record. As such, the listing has been revised to only incorporate key areas of heritage interest.

Proposed consultation

- 1.13 Subject to the agreement of the Executive, consultation on the Draft Local List will take place for a period of 6 weeks from 9am on the 29th January until 4pm on 4th March 2024.
- 1.14 As set out in Paragraph 1.4 above, a significant consultation was undertaken in Autumn 2021 to identify potential additions to the list. Accordingly the current consultation is narrower in scope, with comments requested to focus on the assessment of an asset against the criteria and whether this is considered to be correct / incorrect. Any information regarding an asset which may alter its assessment is to be particularly welcomed. It is clarified in the Draft Local List that the Consultation is not expected to be an opportunity to submit further assets for consideration.
- 1.15 In respect of public engagement, the Council will engage those on the Planning Consultation Database (INOVEM) and other interested parties such as resident associations and conservation / heritage groups.
- 1.16 As part of the consultation, officers will also notify the owners and / or occupiers of all assets proposed for inclusion on the Local List to make them aware of the proposed listing including what this means and their opportunity to comment. The Council will also write to owners / occupiers of properties being removed from the Local List.
- 1.17 To promote the consultation, working with our Communications Team, officers will use social media tools and the Council's website to advertise the consultation.

2. Reasons for Recommendation

- 2.1 The Local List protects and preserves heritage assets by ensuring they are considered during the planning process. It further ensures that owners and custodians of such assets are aware of their significance and the contribution that they make to the unique character of Surrey Heath.

3. Proposal and Alternative Options

- 3.1 As set out in Paragraphs 1.13 – 1.17 above, it is proposed to undertake a 6-week consultation, commencing on the 29th January.
- 3.2 Following consultation, Officers will review the comments received and make any necessary amendments. Minor amendments are considered to include factual updates to asset assessments that do not downgrade an assets significance and changes to the main body text to update the 'consultation' section of the Draft Local List, in addition to the removal of references to the document being a draft. It is considered that these amendments could be made .
- 3.3 If only minor amendments are proposed as a result of the consultation, it is requested that the delegated authority for the Head of Planning, in

consultation with the Portfolio Holder for Sustainable Transport and Planning, be called upon to adopt the List of Local Heritage Assets (Local List).

- 3.4 If more significant changes are required – for example where robust evidence is available that would result in the downgrading of an assets' importance, where the inclusion of an asset is called into question, Officers would seek to update the document with any additional information and bring the revised document before Executive prior to adoption.

4. Contribution to the Council's Five Year Strategy

- 4.1 Adoption of an updated Local List will help nurture a strong sense of community by ensuring the preservation and protection of heritage assets that are important to the local community.
- 4.2 Furthermore, the Local List will help the Council in its decision making when discussing proposals and determining planning applications and in doing so will help to safeguard and promote the unique identity of the Borough.

5. Resource Implications

- 5.1 The proposed consultation and adoption of an updated Local List will be covered by existing budgets.

6. Section 151 Officer Comments:

- 6.1 No matters arising.

7. Legal and Governance Issues

- 7.1 Details on how the Local List affects determining planning applications is set out elsewhere in this report.

8. Monitoring Officer Comments:

- 8.1 No matters arising.

9. Other Considerations and Impacts

Environment and Climate Change

- 9.1 The Local List comprises buildings, structures, features, and spaces that are locally significant and add to the cultural heritage and sense of place of the Borough. In doing so they make a positive contribution to the local environment.

Equalities and Human Rights

- 9.2 None.

Risk Management

9.3 None.

Community Engagement

9.4 Proposed arrangements for community engagement are set out in Paragraphs 1.13 – 1.17 above.

Annexes

Annex 1: Draft Local Heritage Asset List (Local List);

Background Papers

List of Historic Buildings in Surrey Heath (January 2010) (current Local List).