

Local Heritage Listing Frequently Asked Questions

What is a Local Heritage List?

Local lists identify heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area. There are a significant number of heritage assets within the Borough which are important to our local communities and make a valuable contribution to our sense of history and understanding of place but are not protected by statutory listing. A Local Heritage List will identify the location of these assets and using the selection criteria detailed in the SBC '[Local Heritage List](#)' Document, define what is significant about them.

A Local Heritage List will identify what is valued at a local level as opposed to national level. Nationally important heritage assets are identified as either scheduled Ancient Monuments, or on the Statutory List (occasionally they appear on both) or as Register of Parks and Gardens.

Other heritage assets do not satisfy the criteria for any of these national designations, and if not located in a conservation area they have no formal recognition and consequently no protection.

What is a Heritage Asset?

Heritage Assets are defined in the National Planning Policy Framework (NPPF) 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)'.

These assets can include buildings, structures, landscapes, archaeological sites or places associated with significant local, historical events, important people, trades or industries, craftsmen or locally distinctive buildings in terms of their architecture or materials, to name but a few examples. Overall, they are heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area.

Why Include a Building or Structure on the Local Heritage List?

Britain has a very diverse building history, with styles of architecture and building materials varying from region to region, as well as over time. Local Heritage Listing recognises the buildings within the Borough which contribute to its character and history but are not protected by statutory designation.

Having identified structures as local heritage assets, the Borough Council can encourage sympathetic alterations and extensions, and any other work which would require planning permission.

This would ensure that the character and appearance of these assets is retained for future generations.

Heritage Assets - they are not just buildings

The Local Heritage list is not restricted to buildings. It may include archaeology, or areas, such as village greens, or ponds. It may also include structures such as bridges, signposts, letter boxes to name but a few.

What is the difference between 'Statutorily Listed Buildings' and Buildings on a Local Heritage List?

Statutorily listed buildings are designated by the Government, on the advice of Historic England; they are graded according to their significance and protected by law. Listed Building Consent is invariably required for any works to a listed building.

Assets on the Local Heritage List have to satisfy the criteria detailed in the Local Heritage List Strategy document. The level of protection afforded to a heritage asset on a local list will be dependent on how the local list was prepared.

The more robust the process for adding a heritage asset to the local list, particularly in terms of the selection criteria, the greater the weight for protecting the asset. Heritage assets on the Local Heritage List will not have the same protection as those on the statutory list, although the draft Borough Plan policy supports the retention of heritage assets on the list. Heritage assets on the local list do not attract additional consent requirements, unlike statutory listed buildings.

Repairs

As assets on the Local Heritage List do not have the same protection as listed buildings, consent is not required to carry out repairs. The Borough Council would, however, encourage the use of appropriate materials and design.

Alterations

The inclusion of an asset on the Local Heritage List does not affect its permitted development rights. Planning permission would be required for alterations to an asset on the list in the same way that it is required for a building not on the list. If a proposed extension requires planning permission, then the Borough Council will expect proposals to be of a design sympathetic to the original building, to protect its character and appearance.

More Information

More information on the Local Heritage List and how the list will be compiled including the criteria for inclusion and a nomination form can be found at: <https://swale.gov.uk/local-heritage-list>

In addition, you can contact the **Conservation Officer** on conservation@swale.gov.uk

