

APPENDIX 1

CRITERIA AND METHODOLOGY FOR LOCAL LIST PROPERTIES WYRE FOREST DISTRICT

The following criteria should be used for assessing the suitability of a building or structure for inclusion on the Local List. A property does not need to meet all criteria, but should be of a definite quality and character. Due to the amount of unlisted, yet historic, buildings within the District, careful selection has to be made, and only the most suitable properties should be included: without this careful selection, the List will become unmanageable, and will defy the point of the exercise. The List should be compiled as a tool for ensuring the more important unlisted properties are retained in as original detail, and as good condition as possible. This can then assist in education, securing the historic essence of the District, and ensuring the buildings and areas of higher quality are retained, and thoughtfully integrated in to new schemes.

PPG15 (para. 6.16) states that there are many buildings which are valued for their contribution to the local scene, or for local historical associations, are not Listed. It is open for planning authorities to draw up lists of such locally important buildings, and to formulate local plan policies for their protection.

The Adopted Wyre Forest District Local Plan (January 2004) states that the key aim in relation to Heritage is to *safeguard and enhance the distinctive historic environment of the District*. To further this aim, the heritage objectives of the Local Plan, in relation to the Local List, are to safeguard the particular characteristics of the District's urban and rural environments that are unique, and to promote appropriate development which secures the beneficial re-use and enhancement of historic buildings and environments. Policies within the Adopted Wyre Forest District Local Plan (January 2004) that directly relate to the Local List properties, commonly referred to as non-statutory listed properties include LB1, LB2, LB3 LB4 and LB5, CA3 and CA6.

Criteria

- Group Value – for example, high quality examples of distinctive terraces and industrial complexes
- Association with well-known local characters or events (i.e. with carpet industries, the postage system, writers, etc)
- Special value within the street-scene, including high quality landmark buildings
- Survival in anything like their original condition (this would exclude properties that have been subjected to unsympathetic extensions and alterations, including the installation of Upvc double glazing and incorrect roof tiles, unless of otherwise outstanding quality).

- Special value in local terms, within certain types of buildings, for planning or architectural reasons (including, for example, churches, schools, industrial buildings and associated buildings, residential terraces, and railway buildings and associated structures)
- Distinctive and high quality examples of specific architectural styles (i.e. Arts & Crafts, Queen Anne Revival, Neo-Georgian, Art Deco, and distinctive vernacular buildings, etc)

Methodology for Inclusion on Local List

In order to justify the inclusion of a property on the Local List, there needs to be a methodology for both the inclusion and for the removal of properties, as and when is deemed necessary. The following points set out the basis for this.

- An initial survey of the District shall be undertaken to pinpoint and identify likely buildings for inclusion on the Local List, according to the criteria set out above. This will be undertaken over the next two years, and will result in the creation of initial lists for Stourport-on-Severn, Bewdley, and finally the rural parishes of the District.
- To assist in this process, recommendations from the public, and from other interested parties, including the Civic Societies and the Town and Parish Councils, will be invited, and considered alongside the results from the surveys.
- Prior to a building or structure's inclusion on the Local List, a period of consultation shall take place, involving the owner, occupier (if different), neighbours, the appropriate Civic Society, and other interested parties. This will involve notification of intent, providing information on relevant policies, and the impact of inclusion on the owner and/or occupier, and identifying support or reticence for inclusion.
- After consultation, the Conservation officer will recommend to the Head of Planning, Health and Environment whether the building should be included on the List, or not. The consultation will ask for the response from the owner/occupier on their opinion of inclusion, and this will form part of the decision for inclusion or otherwise. However, it should be noted that, if the building or structure is considered significant enough within the criteria set out above, then the Council will proceed with inclusion.
- The removal of a building or structure from the Local List will be done where it is deemed that the property has lost its significance in the local scene. This can be, for example, through inappropriate development or unsympathetic material alterations to the building's fabric. The Conservation Officer will recommend such properties to the Head of Planning, Health and Environment for removal from the List.

- A five-year full review of the Local List will be undertaken, identifying buildings that should be included or removed. If, prior to the full review being undertaken, there is a request that a building should be removed from the List, or if one should be included, this will be in accordance with the arrangements set out in Appendix 5 of this report.. Such requests can be made from any interested party, including the owner, occupier, Town or Parish Councils, Civic Society, or neighbour.