Assessing applications for buildings to be added to the ‘local list’

1. Introduction

1.1 Royal Borough of Greenwich compiles, publishes and maintains a list of Buildings of Local Architectural or Historic Interest, commonly known as a ‘local list.’ This is separate from the statutory List of Buildings of Special Architectural or Historic Interest, which is the national register held by the Secretary of State.

1.2 There is no statutory legal protection for buildings on the local list and listed building consent is not required for works to these buildings. However, the Royal Greenwich Local Plan: Core Strategy with Detailed Policies, adopted in July 2014, recognises that locally listed buildings are an important part of Royal Greenwich’s built heritage. Therefore, the purpose of the local list is to identify buildings, structures and monuments of local architectural or historic importance and to preserve their features of interest as far as possible.

1.3 Consequently, every effort will be made to ensure their long term retention, maintenance and use. Core Strategy policy DH(j) Locally listed buildings will be relevant when considering proposals affecting buildings on the local list, and, where these buildings are located within a designated conservation area, policy DH(h) Conservation areas will also apply.

1.4 Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that, on a national level, its conservation as a heritage asset is an objective of the National Planning Policy Framework (NPPF). A locally listed building would be a material consideration when determining a planning application.

2. Considering buildings for the local list

2.1 Typically, buildings are considered for local listing as part of the preparation of conservation area character appraisals and management strategies (CAMS), and decisions taken by Members to adopt a CAMS for a conservation area will often include a request to add buildings to the local list.

2.2 However, applications can also be made to consider buildings for the local list separately from the CAMS process. The Royal Borough is happy to receive suggestions for buildings to be added to the list and welcome submissions from individuals, groups, societies or schools.

1 http://www.royalgreenwich.gov.uk/info/514/listed_buildings/26/listed_buildings/4
2 http://www.royalgreenwich.gov.uk/info/1004/planning_policy/869/local_development_framework/2
2.3 An application should include information identifying the building (or buildings) to be assessed, take account of the selection criteria (see Section 4) and be submitted by email to: planning.policy@royalgreenwich.gov.uk or by post to:

Planning Policy Team  
Directorate of Regeneration, Enterprise and Skills  
The Woolwich Centre  
35 Wellington Street  
London  
SE18 6HQ

3. The procedures for processing an application to consider a building for the local list

3.1 A pre-assessment of the application is carried out to determine that it is valid and appropriate for consideration for local listing, with the following procedure:

a. The application will be considered valid if it includes the information set out in paragraph 2.3;
b. the building/structure is interrogated through the planning register to determine its current planning status;
c. if there is a current planning permission to either significantly alter or demolish the building, thus removing potentially important characteristics, then a full assessment to consider the building for local listing will not be carried out; and,
d. the decision will be taken not to include the building on the local list, and the applicant and building owner will be notified of this decision.
e. If there is a current planning application then the local listing procedure will be put on hold until the application is determined, including any appeal, and the applicant and building owner notified that the application cannot progress until this process is completed.

3.2 If it is determined that the application is valid and appropriate, then a full assessment will be carried out with the following procedure:

a. the application for local listing is registered, a conservation officer assigned to the case, and the applicant and the owner of the building/structure notified;
b. notice of the application is published in a local paper and on the Royal Greenwich website, including details of how people can find out more information and how they can comment;
c. a four week public consultation commences inviting the owner of the building/structure, members of the public and conservation groups and local residents’ associations to comment; with,  
i) the document placed for public consideration being the applicant’s statement, and those consulted asked to comment and/or provide any further information on the building/structure;
d. the conservation case officer makes a site visit and conducts a full assessment using the criteria set out in Section 4, taking account of the information set out in the application and any comments received during the public consultation;

e. a report is prepared with a recommendation by the conservation case officer to the Cabinet Member for DRES, who will take the decision whether to add the building to the list of Buildings of Local Architectural or Historic Interest; and,

f. the applicant and building owner are notified of the decision taken.

4. How buildings are chosen: the selection criteria

4.1 To qualify for local heritage listing nominated assets will need to meet the requirements of one or more of the following selection criteria:

a. historical interest: there is an association with well-known local personalities or events;

b. architectural interest: built before 1840 and survives in anything like its original condition; or if later, has an architectural style or technological application that, of its type:
   i) is the earliest or sole surviving example;
   ii) is a substantially intact or evocative example;
   iii) is a unique or trend-setting example; and,

c. environmental significance: makes a contribution to the environment of a street or locality by:
   i) being a characterful, time-honoured or locally valued feature;
   ii) being part of a planned layout that has remained substantially intact (for example a terrace, square, crescent, estate etc.); and,
   iii) having group value, substantiating local environmental “grain” (amalgam of scale, density, verticality, materials, colours, textures etc. that is probably peculiar to the area and may include informal groups of varied and often very modest buildings).