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**CAPITA**

## **Appendix 1**

# **Draft Register of Buildings and Parks of Local Architectural and Historic Interest**

**Supplementary Planning  
Document**

**October 2017**

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DRAFT

## 1. Introduction

1.1 This Supplementary Planning Document (SPD) is intended to be a resource for North Tyneside Council Officers (especially those within the Planning team), private developers, owners or residents of an affected building or site, and any person with an interest in North Tyneside's heritage.

1.2 This SPD is linked to and supplements policies S6.5 Heritage Assets and DM6.6 Protection, Preservation and Enhancement of Heritage Assets of the North Tyneside Local Plan 2017.

1.3 The draft SPD aims to provide stakeholders with:

- an explanation of objectives with regard to the local register,
- an outline the process of establishing and maintaining the local register,
- information on the implications of local register designation, and
- guidance on development that would affect locally registered buildings.

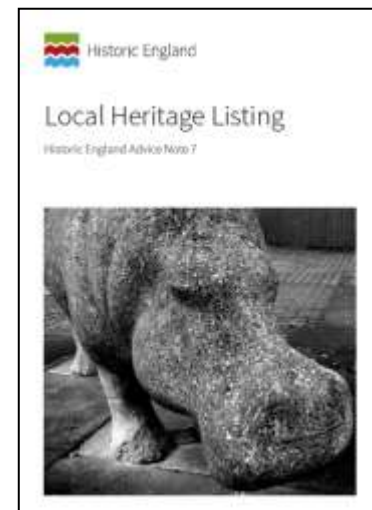
1.4 This SPD has been prepared in accordance with Government policy and regulations set out in the National Planning Policy Framework (2012) (the NPPF) and the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.5 In December 2005, the public were asked to nominate the buildings and parks (or indeed any structure) that they believed was of local historic or architectural importance. Approximately 240 nominations were made; the owners of which were informed and were given the opportunity to make comment.

1.6 Following this, several panel sessions were held where local history, architecture and conservation experts (including a representative from the Institute of Historic Building Conservation, a representative from the Northumberland and Newcastle Society, architects, town planners and a local studies librarian) judged which of the nominations were worthy of local register inclusion. 168 buildings and parks were deemed worthy.

1.7 Owners and/or tenants of the selected sites were informed and invited once again to make comment. The final local register was adopted by North Tyneside Council's Cabinet on 13<sup>th</sup> February 2007, as an informal statement of planning policy. A SPD to accompany the local register was adopted in November 2008 in order to fully clarify the local register's importance, and to give the local register more weight as an issue to be considered during the planning process. This document is an updated version of the SPD.

1.8 In May 2012, Historic England (then English Heritage) published *Good Practice Guide for Local Heritage Listing*. North Tyneside Council contributed to the preparation of the Guide and the North Tyneside local register was included as a good practice case study. The Guide has now been revised<sup>1</sup> but North Tyneside's Killingworth Hippos remain on the front cover.



<sup>1</sup> *Local Heritage Listing Historic England Advice Note 7*, Historic England, May 2016

## 2. Objectives of the Local Register

2.1 The local register is designed to identify the buildings and parks of local architectural and historic interest and offer them a level of protection against undesirable alteration.



2.2 Unlike statutory listed buildings, local register status does not put any extra legal planning constraints on a building or park; rather it would be an issue to be considered when development was proposed that would affect it (i.e. the historical and architectural quality of the building or park would be taken into consideration when the planning officer was making their recommendation).

2.3 The local register is designed to preserve or enhance the local architectural and historic interest of locally registered buildings. "Buildings" can mean any built structure.

2.4 The local register is designed to preserve or enhance the local historic interest and landscape character of locally registered parks. "Parks" can also include gardens or open spaces.

2.6 In addition, it is hoped that the local register will raise the profile of and give recognition to the buildings and parks that are of importance to the people of the Borough.

2.7 It is also hoped that granting local register status will encourage owners and occupiers to take pride in the care of their property and have the satisfaction of being involved in the conservation of a building or park for the benefit of this and future generations.

2.8 It is the aim that the local register will enhance the appearance of North Tyneside's built environment and enhance the identity and sense of place of the Borough.



### **3. The Statutory List and the Local Register**

3.1 The local register stands in addition to the statutory list. The Secretary of State for Culture, Media and Sport compiles this list under the Planning (Listed Buildings and Conservation Areas) Act 1990, on advice from Historic England.

3.2 To be included on the statutory list, a building is recognised as being of special national architectural or historical interest or both, and its details become part of a public record. Most significantly, the building is immediately protected by law, and any changes to it must first receive listed building consent<sup>2</sup>.

3.3 In addition, Historic England maintains a National Register of Parks and Gardens of special historic interest in England that takes into account parks and gardens that are considered to be of national or international importance<sup>3</sup>. Inclusion of an historic park or garden in itself brings no additional statutory controls.

3.4 North Tyneside's local register consists of buildings and parks that are considered by the public and local history, architecture and planning experts to have significance locally. Although not being of sufficient national importance to merit statutory listing, their value at a local level warrants recognition.

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<sup>2</sup> See <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/> for further information.

<sup>3</sup> See <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/> for further information.

## 4. Policy and Guidance Context

4.1 The National Planning Policy Framework 2012<sup>4</sup> (NPPF) advises that “*Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment...*”<sup>5</sup> and “*Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment...*”<sup>6</sup>

4.2 The NPPF describes “heritage assets” 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).*”<sup>7</sup> The latter are described as “non-designated heritage assets”.

4.3 The NPPF is supported by the National Planning Practice Guidance<sup>8</sup> (NPPG). It encourages local planning authorities to make “*...clear and up to date information on their identified non-designated heritage assets, both in terms of the criteria used to identify assets and information about the location of existing assets, accessible to the public.*”<sup>9</sup>

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<sup>4</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

<sup>5</sup> Paragraph 126.

<sup>6</sup> Paragraph 169.

<sup>7</sup> Glossary, page 52.

<sup>8</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>9</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

4.4 Both the NPPF and NPPG make it clear that the significance of non-designated heritage assets should be taken account of when considering development proposals.

4.5 In accordance with national policy and guidance, the North Tyneside Local Plan 2017 (the Local Plan) contains policy S6.5 *Heritage Assets*, which states:

*“North Tyneside Council aims to pro-actively preserve, promote and enhance its heritage assets, and will do so by...Adding to and keeping up-to-date the Borough's heritage asset evidence base and guidance. Examples include...registers of listed and locally registered buildings...”*<sup>10</sup>

4.6 Additionally, policy DM6.6 *Protection, Preservation and Enhancement of Heritage Assets* sets out a development management criteria with which planning applications can be assessed to ensure that proposals sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of heritage assets.

4.7 As part of North Tyneside Council’s positive strategy for the conservation of the historic environment, this SPD gives further guidance to better implement policies S6.5 and DM6.6. This SPD clearly sets out information on how locally registered buildings and parks are identified, those aspects that contribute to their significance and providing guidance on how that significance can be conserved in the development process.

4.8 The local register selection process and this SPD follow the advice of *Local Heritage Listing Historic England Advice Note 7*<sup>11</sup>.

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<sup>10</sup> [http://www.northtyneside.gov.uk/browse.shtml?p\\_subjectCategory=182](http://www.northtyneside.gov.uk/browse.shtml?p_subjectCategory=182)

<sup>11</sup> Historic England, May 2016



## 5. Criteria for Selection

5.1 The following criteria was created for the public to make their nominations for inclusion on the local register, for the panel of experts to judge which nominations were worthy of local register status and for North Tyneside Council Cabinet Members to confirm the local register.

5.2 Entries on the local register will be assessed using similar criteria that are used for statutory listed buildings and registered parks and gardens. However, as they will be of local interest, the standards will not be as high. For instance, a building may have been altered too much to warrant being a listed building but still has enough architectural interest to be added to the local register.

5.3 The local register will only include buildings or parks of a genuine local interest. The local register is not to be used as a tool for preventing development or change. As it is likely that conservation area status would be more appropriate, the local register will not be applied on a mass scale within large areas, unless it is felt that that particular area deserves and can justify recognition in its own right. Buildings and parks already included on the statutory list will not be given local register status.

5.4 All relevant nominations made to North Tyneside Council for inclusion on the local register will be referred to Historic England for possible inclusion on the statutory list.

### CRITERIA

#### For Buildings and Structures

The building would be of interest because:

- Of its design, decoration or craftsmanship;
- It demonstrates a particular building type or technique;
- It is the work of a notable architect;
- There is a historic link with the social, economic, cultural or military history of the borough or it is linked with important people or events; or
- It has a group value where buildings comprise an important architectural group or example of planning.

#### For Parks and Gardens

The park or garden would be of interest because:

- It is an early or representative example of a style of layout, type of site, or the work of a notable designer (amateur or professional);
- It was influential in the development of taste in landscaping through its reputation or because it was referred to in literature;
- There is an association with significant persons or historical events; or
- The site has a strong group value.

PLEASE NOTE: Age and rarity are relevant, and the older the property or park and more original its condition, the more significant it may be. Buildings and landscapes younger than thirty years old will be considered but must be of exceptional local interest.

## 6. The Implications of Local Registering

### 6.1 Demolition

Unlike statutory listed buildings, there are no additional planning constraints that affect locally registered buildings and so Local Planning Authorities have limited powers to control the



demolition of locally registered buildings, except when they are in a conservation area, where demolition of a building requires planning permission.

6.2 As a locally registered building would be considered to make a positive contribution to a conservation area, its proposed demolition would be assessed against paragraph 133 of the NPPF:

*“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *the nature of the heritage asset prevents all reasonable uses of the site; and*

- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.”*

### 6.3 Alterations

Many modifications to a locally registered building and parks, such as external alterations, extensions and changes of use, will require planning permission. North Tyneside Council will ensure that when planning permission is required for a particular



development that would affect a locally registered building or park, the building or park’s local interest will be considered. It would be expected that proposals respect the architectural quality, character and interest of the building or park and they will be determined on their ability to do so.





6.4 Local register status does not intend to prevent development or change, nor does it intend to preserve a site exactly the way it is. Indeed, a building may require alteration in order to help with maintenance, preservation or viability. However, it is still expected that works to locally registered buildings and parks remain sympathetic and are of high quality.

6.5 In summary, proposals for works affecting locally registered buildings and parks should ensure that they respect architectural quality, character and interest by:

- taking into account the design, appearance and architectural features of the building or park
- using materials appropriate to the age and style of the building or park

- having consideration to proposals for works to any building within the curtilage or setting of the locally registered building or park, and ensuring that they too are sympathetic.

6.6 **Permitted Development** The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) grants certain property owners the right to undertake certain developments to their properties without first acquiring planning permission. These are known as “permitted development rights”.

6.7 Local register status has no affect on permitted development rights at the present time. However, where these rights do apply, owners are expected and encouraged to undertake works in a way that is sympathetic to the quality of the building.

6.8 **Maintenance** It is important (especially in older buildings) that regular maintenance is carried out in order to protect the historic fabric and architectural quality. It could also avoid the need for more intensive and expensive repair work in the future.



## 7. Guidance on Works to Locally Registered Buildings

7.1 Owners are advised to consider the following guidelines before carrying out work to a locally registered building or park:

- Proposals should preserve or restore the building or park's architectural or historic character.
- Repairing features is almost always looked upon as being more favourable than replacing them. It is important to retain the historic fabric and original architectural features of a building (for example, doors, windows, chimneys, roofs, barge-boards, facing materials, boundary materials, etc.) as far as possible in order to preserve its authenticity.



- It is also important to consider the building material that is used in a repair or a replacement. Building materials often play a large part in defining the character of a building or park, for example, local stone walls, natural slate roofs and timber windows. The use of such high quality, natural materials for repairs or replacements will be encouraged and the use of inferior materials that could be harmful to the architectural style or character of the building or park will not be looked upon favourably.
- Extensions (if necessary at all) should be designed so that they preserve the appearance, scale and character of the original building. They should normally be subservient to the main building and, following the points above, should use high quality, natural materials where appropriate.
- The setting of the building can contribute to its character and it therefore should normally be preserved. Careful consideration should be given to the location and design of new buildings within the grounds of locally registered buildings or parks. Boundary treatments (for example, walls, fences, railings, etc.) also contribute to a building or park's character and should be of an appropriate design where being installed.
- Similarly, proposals affecting buildings or sites that are in the immediate context of locally registered buildings or parks should respect the character of the local area.

## 8. Nominating Buildings for inclusion on the Local Register

8.1 The process to make nominations for inclusion on the local register is open to anyone at any time. However, new nominations can only be considered for inclusion on the local register when it is reviewed, which is intended to be regularly.

8.2 It would be appreciated if nominations included as much information as possible, in order to make an informed and efficient decision. Such information includes:

- Name and address of the building or park;
- The reason for the nomination;
- Information on the history of the site (if possible);
- Photographs, preferably digital (if possible);
- Any other relevant information.

8.3 It will not always be possible to collect all the items above; this should not discourage the nomination being made.

8.4 When determining whether or not a nomination is worthy of local register status, the advice of local history, architecture and planning experts will be sought.

8.5 The opinions of the owners and/or tenants of local register nominations will be invited and considered when determining the inclusion of the nomination on to the local register.

## 9. The Local Register

9.1 The local register is available to view on North Tyneside Council's website. Each entry on the local register is accompanied with a description and a photograph. To view the local register, please go to:

[http://www.northtyneside.gov.uk/listed\\_buildings.shtml](http://www.northtyneside.gov.uk/listed_buildings.shtml)

9.2 It is intended that the local register will be reviewed and consulted on regularly to ensure that it fully reflects the heritage of the Borough and latest national guidance on the issue.



## 10. Contacts

### **Planning team**

Planning Department  
North Tyneside Council  
Quadrant  
The Silverlink North  
Cobalt Business Park  
North Tyneside  
NE27 0BY

Tel: 0191 643 2310

Fax: 0191 643 2426

Email: [development.control@northtyneside.gov.uk](mailto:development.control@northtyneside.gov.uk) (for planning application advice) or  
[planning.policy@northtyneside.gov.uk](mailto:planning.policy@northtyneside.gov.uk) (for information about this SPD or other planning policy documents)

<http://www.northtyneside.gov.uk/planning>

### **Other Useful Websites**

- Historic England <https://historicengland.org.uk/>
- Civic Voice <http://www.civicvoice.org.uk/>
- The Victorian Society <http://www.victorian-society.org.uk/>
- The Twentieth Century Society <http://www.c20society.org.uk/>
- Planning Portal <http://www.planningportal.co.uk/>
- Planning Aid <http://www.planningaid.rtpi.org.uk/>
- Royal Town Planning Institute <http://www.rtpi.org.uk/>
- Royal Institute of British Architects  
<http://www.riba.org/go/RIBA/Home.html>
- Royal Institute of Chartered Surveyors <http://www.rics.org/>
- The Institute of Historic Building Conservation  
<http://www.ihbc.org.uk/>

## 11. Glossary

**Architrave:** a moulded or ornamental band framing a rectangular opening.

**Art Deco:** a popular international design movement from approximately 1925 until 1939, based on geometric shapes. It was widely considered to be an eclectic form of elegant and stylish modernism.

**Arts and Crafts:** a late 19<sup>th</sup> century movement to revive handicrafts. Arts and Crafts architecture sought a spiritual connection with the surrounding environment, both natural and manmade.

**Bargeboard:** A decorative board, often timber, covering the projecting part of a gable roof.

**Capital:** The top or crowning feature of a column or other vertical structure.

**Column:** A vertical structure, usually circular in form, designed to support a weight above it. Also can be used to strengthen and decorate a building. Columns in classical architecture follow certain specifications of design and proportion (see **Order**).

**Conservation Areas:** Areas designated by the Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation is the main instrument available to authorities

to give effect to conservation policies for a particular area, such as a general control over the demolition of buildings.

**Colonnade:** A row of columns supporting a side of a roof or other structure above.

**Cornice:** Any molded projection that finishes or crowns the part to which it is attached.

**Curtilage:** This is the term used to define the enclosed land around a house or other building. Any buildings or structures that form part of the land associated with, or belonging to, the principal building are considered to be within the curtilage of that property and are therefore considered part of it.

**Dormer:** A structure that protrudes from the slope of a roof, usually featuring a window.

**Façade:** Front or principal face of a building; any side of a building that faces a street or other open space.

**Faience:** opaquely glazed earthenware.

**Finial:** Decorative ornament at the top, end, or corner of a building or structure.

**Gable:** the generally triangular portion of a wall between the edges of a pitched roof. Gables have several variations, including the **Dutch Gable**, which projects above the adjacent roof to create an ornamental curved pediment.



**Georgian architecture:** the name given to the architectural style of current between 1720 and 1840. It is characterised by its proportion, balance, simplicity and symmetry. The revived Georgian style that emerged in Britain at the beginning of the 20th century is usually referred to as **Neo-Georgian**.

**Lintel:** a horizontal block or beam that spans the space between two supports.

**Listed building consent:** Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent will be required where the works “would affect the character of the listed building as a building of special architectural or historic interest”.

**Locally registered buildings:** These are buildings (or park, structures, etc.) within the Borough that may not be considered to have sufficient quality in a national sense to warrant statutory listing, but are considered to have a local architectural and/or historic interest.

**Mullion:** The vertical element that divides adjacent window units.

**Neoclassical architecture:** describes buildings that are inspired by the classical architecture of ancient Greece and Rome. A Neoclassical building is likely to have features such as a symmetrical shape, columns and a triangular pediment.

**Order:** Styles of columns and architecture having different proportions, decorations, etc. There are five Classical Orders. Three of them are Greek: **Doric** (capital is plain), **Ionic** (capital is decorated with scrolls), and **Corinthian** (capital is decorated with acanthus leaves). The remaining two, **Composite** (capital is decorated with a

combination of Ionic scrolls and Corinthian leaves) and **Tuscan** (a simplified Doric column), are Roman.

**Pediment:** A low-pitched gable taking the shape of a triangle and formed by the sloping roof and a horizontal cornice at the base of the triangle. If the horizontal cornice is lacking, the space is a gable. This form is found over doors and windows.

**Permitted Development:** Development for which planning permission from the Local Planning Authority is not required, as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**Pilaster:** A flat, rectangular vertical structure forming part of a wall from which it projects slightly. May be a supporting member or only a decorative element.

**Polychrome brickwork:** The use of brickwork in a variety of colours, often to provide decorative architectural designs.

**Progressive architecture:** architecture that is modern, new and forward thinking.

**Register of Parks and Gardens of special historic interest in England:** In order to recognise the existence of those parks and gardens that are of particular historic importance, Historic England is enabled by Section 8C of the Historic Buildings and Ancient Monuments Act 1953 to compile this Register. Its main purpose is to help ensure that the features and qualities that make the landscapes so important are safeguarded.

**Statutory listed buildings:** These are buildings considered to be of special national architectural or historic interest. The list is compiled by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990, on advice from Historic England. Buildings that are statutory listed are protected from development by law.

**Supplementary Planning Document (SPD):** SPDs cover a wide range of issues on which the Local Authority wishes to provide policy guidance (in this case, locally registered buildings and parks). They are not subject to independent examination but are a material consideration of significant weight in considering planning applications.

**Tudor Style Architecture:** the final development of medieval architecture during the Tudor period (1485–1603). More modern versions of the style are often referred to as Tudorbethan, Mock Tudor or Tudor Revival. The style uses characteristics such as steeply pitched roofs, half-timbering often infilled with herringbone brickwork, tall mullioned windows and high chimneys.

**Victorian Gothic:** the period of mock-Gothic architecture practised in the second half of the 19th century. Victorian Gothic buildings feature arches, pointed windows, and other details borrowed from the Middle Ages.