

2.37 Non-designated heritage assets including locally listed buildings, areas of special local character and assets of archaeological interest

What is the aim of this policy?

Non-designated heritage assets comprise locally listed buildings and structures, areas of special local character, groups of buildings of townscape merit and areas of archaeological priority identified by the Council for their contribution to the borough's local character and distinctiveness. This policy seeks to ensure that the value and significance of the borough's non-designated heritage assets are protected so that they may continue to contribute to the richness of the borough's historic environment and inform the future development and regeneration of the borough. An up-dated list of Locally Listed Buildings and structures has been prepared by the Council and should be referred to by applicants.

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A. General principles

1. The Council will protect the local distinctiveness of the borough by sustaining and enhancing the significance of non-designated heritage assets.
2. Development proposals affecting non-designated heritage assets should be accompanied by a heritage statement proportionate to the significance of the asset and which justifies the changes to the asset.
3. Non-designated heritage assets may be identified during the development management process.

B. Locally listed buildings

4. The Council will seek to retain and enhance locally listed buildings and structures and may use its powers to protect their character, significance and contribution made by their setting, where appropriate.
5. The Council will resist the demolition of locally listed buildings and expect applicants to give due consideration to retaining and incorporating them in any new development.

C. Areas of special character

6. Development in areas of special local character should sustain and enhance the characteristics that contribute to the special local spatial, architectural, townscape, landscape or archaeological distinctiveness of these areas.
7. The Council will resist demolition of unlisted buildings in areas of special local character where these contribute to architectural and townscape merit and local distinctiveness of the area.

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D. Non designated heritage assets of archaeological interest

8. The Council will ensure that non designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be considered subject to the policies for designated heritage assets.
9. The conservation, protection and enhancement of the archaeological heritage of the borough will be promoted through:
 - a. requirements to assess and plan for the archaeological implications of development proposals that may affect the archaeological heritage of a site which may require preliminary archaeological site evaluations. Proposals on sites within areas of archaeological priority as shown on the Policies Map should be accompanied by an evaluation. Evaluations should be commissioned from professionally qualified archaeological organisations or consultants.
 - b. the location and design of developments should avoid archaeological remains in order to ensure these remain preserved in situ, with public access and display.
 - c. where permanent preservation is not justified, the remains are investigated, recorded and subsequently published by a recognised archaeological organisation prior to the start of development.
 - d. Where remains unexpectedly come to light, seeking ensure their preservation or their recording in consultation with the developer.

Justification

- 2.286** DM Policy 37 implements Core Strategy Policy 16, which sets out a framework for the protection of the borough's non-designated heritage assets. Core Strategy Policy 16 delivers the approach in London Plan policies 7.8 (Heritage assets and archaeology), and 7.9 (Heritage-led regeneration).
- 2.287** The policy is consistent with Section 12 of the NPPF, and the Historic Environment Planning Practice Guide to PPS5 which provides guidance on assessing heritage assets.
- 2.288** There are a number of buildings and groups of buildings of local historic, architectural or townscape interest which greatly contribute to the borough's distinctiveness and sense of place, but may not qualify as designated heritage assets. The Council has recognised their importance and value as heritage assets by adopting them as locally listed buildings and, resources permitting, has an ongoing programme of identifying new additions to the list. Buildings and structures will also be added to this list during the development process when applications for planning permission are received and buildings and structures are assessed for their heritage value.
- 2.289** There are also many areas in the borough which possess sufficient architectural, townscape and environmental quality to make them of local value. The Council is currently working on compiling a list of such areas and establishing criteria for their adoption. Similar to conservation areas, areas of special local character will be identified based upon their architectural or townscape merits, but they will also include other elements of the historic

environment such as locally important archaeology, landscapes or areas of distinct topography e.g. Sydenham Hill. Some of these areas may qualify for conservation area designation in the future.

2.290 In line with the requirements of the NPPF the effect of development proposals on the particular significance of such non-designated heritage assets will be taken into account. The Council wishes to encourage the retention and restoration of buildings contributing to the character of these areas and may develop supplementary planning guidance (SPD) and, if necessary, make Article 4 Directions to prevent their demolition, or development that would harm the area's particular significance. The existing list of Locally Listed Buildings will be added to when necessary or as a result of assessments arising from development proposals.

2.291 The Council wishes to protect its archaeological heritage and to ensure that any important remains are preserved and in suitable cases effectively managed as an educational, recreational and tourism resource. Archaeological remains are a community asset and provide a valuable picture of the history and development of the local area as well as London as a whole. They are a finite and fragile resource, vulnerable to modern development. The requirements of the policy will generally come into force when extensive redevelopment is proposed involving excavation or foundation work which may disturb or expose relatively undisturbed remains below the level of current building development. Appendix 3 explains the significance of the various Areas of Archaeological Priority shown on the Policies Map and gives an indication of the type and age of archaeological remains that might be discovered.