



Local Heritage List for Horsham Town

The Horsham Society in conjunction with Horsham District Council is developing a Local Heritage List for Horsham Town. It will comprise buildings and structures within Horsham Town that are significant from a heritage point of view and meet the attached criteria.

The survey work has been undertaken by The Horsham Society, with advice from Horsham District Council's Senior Conservation Officer. A local list has been created showing what is valued at a local level, as opposed to a national level.

Nationally important heritage assets are different. They are shown on the Statutory List and designated on the advice of Historic England and protected by law. The following pages have been provided by Horsham District Council to explain what the Local List means.

This is a public consultation and comments are welcome, including historical information about any of the properties. The consultation ends on 31 May 2024.

The team can be contacted via secretary@horshamsociety.org for the attention of Malcolm Gilbert (07572 970945).

Following this consultation, the finalised submission will be considered for adoption by Horsham District Council.

The Local List of Buildings of Local Architectural, Historic and Townscape Merit Horsham District Council Information Sheet

What Local list status means for you.

What is a Local listed building?

It is a building identified by Horsham District Council as of local historic, architectural or townscape interest. Local listed buildings are non-designated heritage assets as defined within the National Planning Policy Framework. Many local authorities have lists of such buildings and structures. The National Planning Policy Guidance suggests it is helpful for local planning authorities to keep a local list of non-designated heritage assets and that this list is publicly accessible. Historic England advises that local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment.

Are there any advantages to Local listed status?

Yes. Many people place a premium on character buildings and such recognition may even enhance property value. Local list status should certainly be regarded as a matter for pride.

Will this mean that I need listed building consent to alter my building?

No. Listed building consent relates only to buildings identified as of national interest by Historic England and the Secretary of State. These are designated heritage assets and known as *statutory listed buildings* or *buildings of special architectural or historic interest*. The selection criteria for these are very strict. A Local listed building is considered as of local importance for Horsham and is a non-designated heritage asset. They are not subject to the same controls as nationally listed buildings.

Will the Council have extra powers to control what I do to my building?

No, but, if your proposal would need planning permission the Local listed status would be a factor in assessing your application for that permission. Many minor alterations, especially to dwellings, can be undertaken without need for planning permission under provisions known as permitted development rights. These rights are not affected by Local listed status.

So what happens if I apply for planning permission?

When the Council consider any application for planning permission, it must take into account a range of factors including appearance, the effect on neighbours and on the wider environment. These factors are termed material considerations. The Local listed status will remind decision makers that the building has particular qualities that must be respected along with the other material considerations. Indeed, these qualities can, and should, be taken into account whether or not the building is formally recognised as a Local listed building. However, designation as a Local listed building will ensure a more consistent approach. In applying for planning permission, you will need to address the heritage implications of the proposed development within your design and access statement.

Does this mean I will not be able to extend or alter my building?

The Council can only control those developments that need planning permission. Internal alterations and, sometimes, small extensions may fall outside that need. Where planning permission is required, Local listed status would certainly not mean automatic refusal. Some proposals might even be considered beneficial to a building. Local listed status is likely to require that special attention be paid to the quality of design and materials.

What if I wish to demolish my building?

Local listed status does not give protection against demolition. However, whilst you do not need any special consent to demolish a Local listed building, you should be aware that there is no guarantee that permission will be granted to redevelop the site. Local listed status will be a material consideration in determining any application to demolish a Local listed building and replace it with a new building. In certain cases, you would need to notify the Council so that it can ensure that the work is done safely and tidily.

And if my building is in a conservation area?

Planning permission is needed to demolish any building exceeding 115 cu m. It is also often needed, depending on its height, to remove the greater part of a boundary wall or fence. The Council must have regard to the effect of the proposed demolition (and any proposed redevelopment) on the character and appearance of the conservation area. Local listed status will be an indication that a building is an important feature within the conservation area. Of course, similar consideration would be given to any important structure within a conservation area whether or not it has Local listed status.

Can my building lose its Local listed status?

Yes. The Local listed status is given to a building in recognition of its special qualities. If unsuitable alterations are undertaken, even if they did not need planning permission, the status of the building may have to be reconsidered. If the special quality is lost, the Local listed status will be withdrawn.

So, if Local listed status does not offer absolute protection of a building, what is the point?

Local listed status gives greater clarity, transparency and consistency to decision making involving local built heritage. Inspectors, at appeals against refusal of planning permission, often give greater weight to the importance of buildings of local interest if identified by rigorous formal process.

Local listed status is also a mark of prestige, promoting a pride in ownership and awareness of the significance of a building. It can help persuade an owner against inappropriate alteration through innocent ignorance of a building's merit. It can also alert a wider public to the value of their local heritage.

Further information

If you alter or extend a building, Local listed status can also be taken into account where rigid application of building regulations might otherwise require alterations damaging to the character.

If you are seeking to protect the quality of your building, but are unsure whether a particular proposal would be appropriate, Council conservation staff would be willing to offer advice without obligation.

Contact the Duty Planning Officer 01403 215056

Criteria for inclusion on the Local List of Buildings of Local Architectural, Historic and Townscape Merit

The criteria for the adoption onto the list of buildings of local merit are:

- a) Buildings of before 1700 that, whilst perhaps altered or extended, still retain the essential form and characteristics of their period.
- b) Buildings of between 1700 and 1840 ditto.
- c) Buildings of between 1840 and 1914 that are little altered and of some quality and character. Selection should include the modest works of the principal architects, the principal works of modest architects, and other items of quality that display particular local features or materials.
- d) Post 1914 buildings of definite quality.
- e) Building of special value within its type, displaying technological innovation, associated with well-known character or event, or for group value.

These criteria are similar to those used for national statutory listing but allowing for local rather than national importance. They are still relevant as a guide to local list selection.

It would be helpful to both planners and owners if designations indicated also which of the following qualities the building possessed (most would have multiple qualities):

- a) Historic fabric: Is the intrinsic substance of the building of historic importance?
- b) Technical interest: Does the building demonstrate unusual or innovative forms of construction?
- c) Historic association: Is the building linked to important historic events or personalities?
- d) Architectural design: Is the building of aesthetically distinguished design?
- e) Townscape merit: Does the building serve as an important landmark?