



**City of  
Doncaster  
Council**

## **Briefing Paper on the Doncaster Local Heritage List for the Planning Committee. (7<sup>th</sup> February 2023)**

### **Introduction**

Designating local heritage assets which otherwise do not have recognition in planning has been an aspiration of the council and is written into the recently adopted local plan. We do have a list of local parks and gardens of historic interest and policies for recognising their special interest however, we have not been able to progress with identifying other heritage assets such as buildings of local historic interest until now.

In 2020, The Department of Levelling Up, Housing & Communities (DLUHC), supported by Historic England, started a campaign to encourage Local Heritage Listing by providing funding to 22 areas to develop new lists or to update existing lists. Given the policy commitment in the Local Plan, Doncaster Council agreed to sign up to a joint South Yorkshire bid alongside Barnsley, Rotherham and Sheffield with the South Yorkshire Archaeology Service, as a joint service, leading on the project. South Yorkshire was one of the areas selected and was awarded a grant to deliver a 12-month project working with community partners and Local Authorities across South Yorkshire to deliver a local heritage list supported by a full-time project officer for 12 months.

### **What we've done so far**

The project asked members of the public in each local authority area to nominate heritage assets (which could be buildings, structures, parks and gardens, historic areas or areas with archaeological interest) to be added to a local heritage list. They were asked to support their nomination with information and photographs.

The nominated candidates were then assessed by a panel with heritage expertise against a set of common criteria (Appendix 1) and if sufficient were met they were then recommended to be added to the relevant local authority list.

Conservation area designation already offer a degree of protection so we prioritised those candidates nominated that were outside conservation areas as these currently lack any recognition in planning.

As a result of the work to date, a total of 31 heritage assets within Doncaster have been deemed to meet the selection criteria so worthy of inclusion on a Doncaster Local Heritage List. These candidates are listed in Appendix 2.

## **What this means for planning decisions**

Local listing does not carry the same restrictions as national listing or scheduling or require special permissions like Listed Building Consent. However, Inclusion on the list does mean that **the heritage significance of these assets become a material considerations in planning decisions made.**

The starting point for this is the description of the heritage asset in the nomination, and this heritage significance and the impact of the proposal on it needs to be identified in the planning recommendation report. Most applications that come in front of the planning committee will likely involve buildings or structures of local historic interest. The heritage policy these are assessed against is Policy 40 reproduced below which states;

### **Policy 40: Buildings or Structures of Local Historic Interest**

Development proposals affecting buildings that meet the criteria of buildings of local historic interest, either as part of a local list or as part of the planning application process, will be assessed against the following principles:

A) Proposals which retain those elements of a building of local historic interest which have been identified as contributing to its heritage significance, or proposals which better reveal its significance will be supported.

B) Proposals should seek to avoid harm to those features, including setting, which contribute to the significance of the building of local historic interest. Where proposals result in harm or substantial harm to the significance of a building of local historic interest a balanced judgement will be made taking into account the degree of harm and relative significance of the heritage asset.

Parks and Gardens of local interest are assessed against the similarly worded Policy 38 (Historic Parks and Gardens). Applications affecting archaeological assets of local heritage significance would be assessed against Policy 39B: Development Affecting Archaeology. This asks that;

Development affecting other archaeological assets will need to demonstrate how any benefits will outweigh harm to the site. When development affecting such sites is justifiable, the Council will seek to ensure preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for appropriate investigation and recording including excavation in accordance with Policy 35.

The important point about the local list is that assets on it are identified as having heritage interest whereas previously this may well have been overlooked or not thought to be of sufficient importance to be a planning consideration.

### **Public Consultation on the local heritage list**

A degree of public consultation and engagement has already taken place to reach the stage we are currently at. However, before we add these assets to a Doncaster Local Heritage List

we are required to carry out a final engagement stage with stakeholders lasting about 6 weeks.

We are currently asking for views about the inclusion or otherwise of the 31 identified candidates and in particular on their heritage merits. It then is the council's decision to include assets on the list but our recommendation will be based on heritage merit.

#### **Article 4 Directions**

While inclusion on the list means that the special interest of the heritage asset is a material consideration in planning applications much can be done outside planning. This includes demolition of buildings and structures which often only requires notification and not planning permission.

Article 4 directions could be introduced to remove permitted development rights over demolition of these heritage assets so we will be asking for views about this and whether further permitted development rights should be removed over any other alterations such as alterations to windows, render of brickwork, or loss of important details to the elevations. However, this is a separate legal process and at this point we are just canvassing opinion on this matter.

#### **How to find out more and nominate candidates for the Local Heritage List**

The Local Heritage List website <https://local-heritage-list.org.uk/south-yorkshire> contains all you need to know about the list, including what is eligible and the assessment criteria used to judge candidates.

This is just an initial list which can be added to as more candidates are put forward by the public and as more are assessed.

Information on how to nominate new candidates for the list, as well as the Local Heritage List itself and upcoming candidates that are open for public comments or additional information can also be found here.

#### **Background Papers:**

**Appendix 1: South Yorkshire Local Heritage List- Assessment Criteria;**

**Appendix 2: Doncaster's Assets Recommended for Local Listing (as at 30 September 2022).**

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