

# Planning and Historic Buildings

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Historic Buildings Officer



**SURREY**  
COUNTY COUNCIL

# Purpose of Session

- Understand what the Historic Building Officer does
- Establish the different categories of built heritage assets
- Understand how you can protect historic buildings

# What does the Historic Building Officer do?

- Comments on planning and listed building consent applications for Surrey County Council and Tandridge District Council
- Advises the SCC on its own historic buildings
- Carries out projects on behalf of the Team
- Provides advice to the Surrey Historic Buildings Trust





# Surrey Historic Buildings Trust

What is the SHBT?

- A charity set up in 1980
- Helps to conserve built heritage in Surrey
- Restores buildings in Surrey
- Promotes awareness of historic buildings
- Hosts the Surrey Heritage Awards
- Offers small grants for repairing historic buildings
- [www.surreyhistoricbuildings.org.uk/](http://www.surreyhistoricbuildings.org.uk/)







**What is a designated  
heritage asset?**

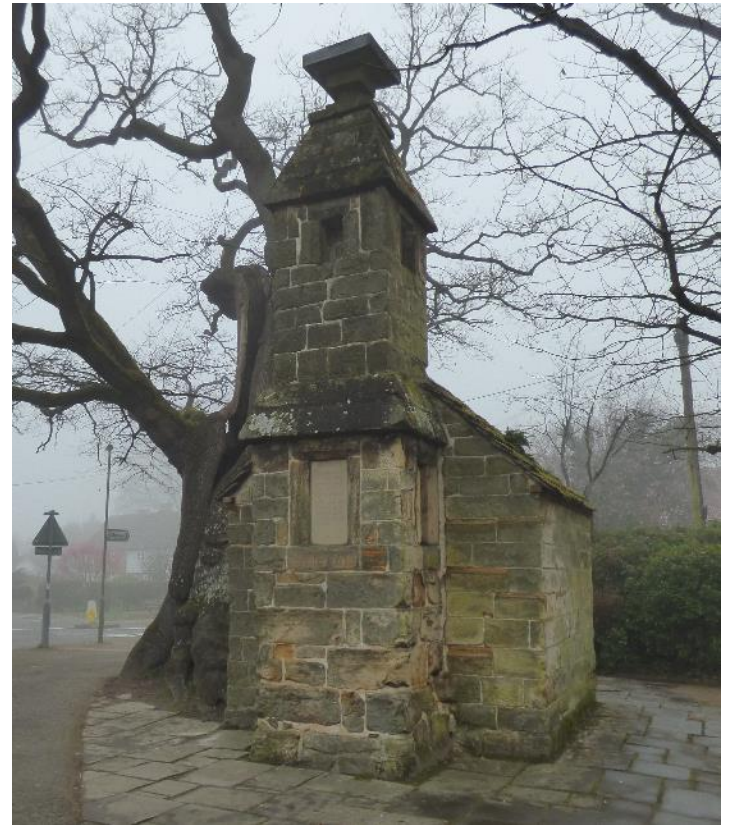
# What designated heritage assets are there in Surrey?

- Scheduled Monument
- Registered Parks and Gardens
- Listed Buildings
- Conservation Areas



# Scheduled Monuments

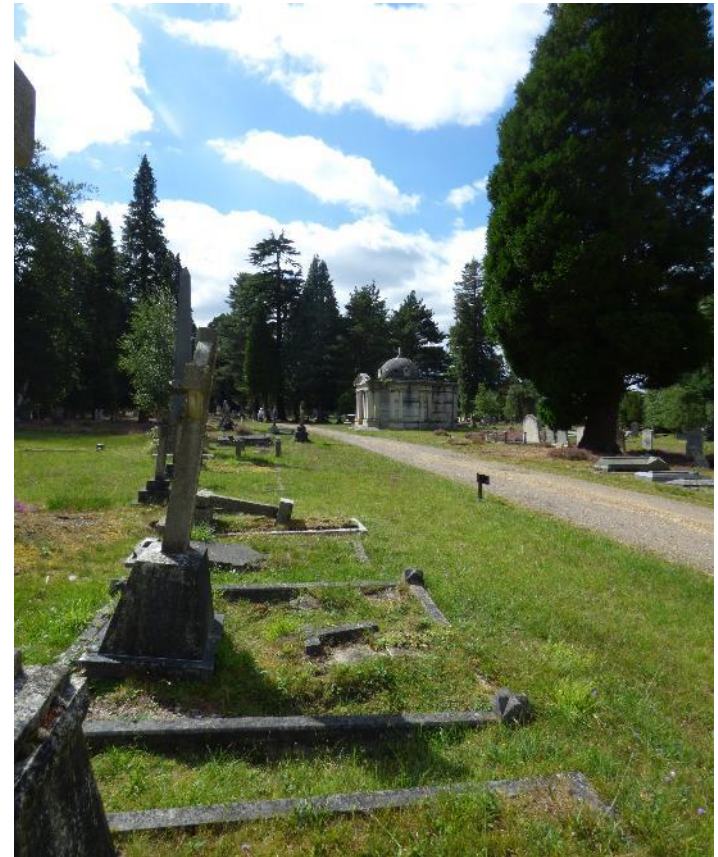
- Nationally important archaeological sites
- Scheduled under the Ancient Monuments and Archaeological Areas Act 1979
- Works to Scheduled Monuments require Scheduled Monument Consent from Historic England
- Historic England must be consulted on works which affect Scheduled Monuments





# Registered Parks and Gardens

- Registered as a result of National Heritage Act 1983
- Can include gardens, grounds, town squares or cemeteries
- Works to registered parks and gardens does not require any additional consent
- Currently no statutory provisions to protect parks and gardens





# Listed Buildings

- Listed under the Planning (Listed Buildings and Conservation Areas) Act 1990
- Designated by Historic England
- Can include a wide variety of types of structure
- Works which affect the special interest of the building require Listed Building Consent







# Conservation Areas

- Designated under the Planning (Listed Buildings and Conservation Areas) Act 1990
- Designated by local authorities
- Defined as areas of special historic or architectural interest, the character and appearance of which it is desirable to preserve and enhance



# What is a non-designated heritage asset?

The Historic Environment PPG defines non-designated heritage assets as:

“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.”

Inclusion on the Historic Environment Record alone is not sufficient for an asset to be defined as a non-designated heritage asset.

Non-designated heritage assets can in theory be anything, providing it has some physical existence (e.g. not a concept or a spirit).

# How non-designated heritage assets are identified

Historic England Advice Note 7 notes that planning judgements can be made through various different processes including:

- Local Heritage Lists
- Local Plans
- Neighbourhood Plans
- Conservation Area Appraisals and Reviews
- Decision-making on planning applications

The PPG notes:

‘irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence’



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# Tips for protecting historic buildings



# 1. Get it listed

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- Anyone can apply to Historic England to have a building listed
- They will only assess applications if they are urgent (e.g. current planning application submitted)
- Consideration will be given to the historic/architectural interest of the structure, age and completeness
- Historic England have listing selection guides which will inform if a structure is eligible
- Detailed research is key
- Not every structure is worthy of national listing



# 2. Comment

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- Commenting on a planning or listed building consent will raise awareness to the local authority
- You can ask for it to be considered a non-designated heritage asset but there **MUST** be evidence to support your claim
- Submit any research you have as part of an application to justify your concerns
- Refer to local and national policy
- Be clear and polite in your comments so the Officer knows what you are asking





## 3. Raise Awareness

- Contact campaigning groups to raise awareness (e.g. SAVE, Victorian Society and SPAB)
- Speak to your local councillor
- Raise cases with the local press

# 4. Ask for conditions

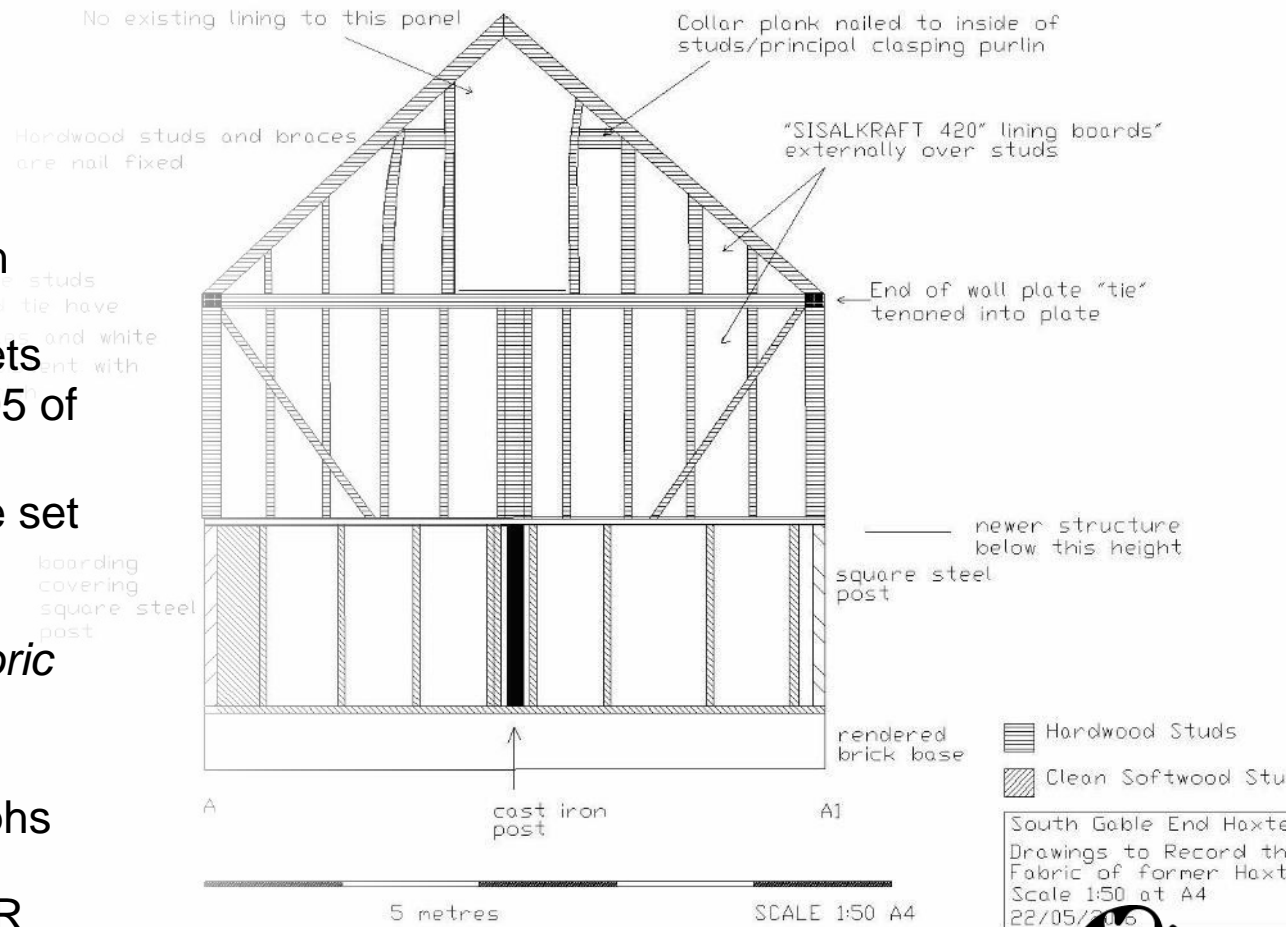
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- Conditions can be added to permissions/consents to protect important parts of buildings
- This may include getting the roof tiles right, protecting important features or specifying the type of paving



# 5. Ask for building recording work

- Local authorities can ask developers to record heritage assets as per paragraph 205 of the NPPF
- Recording levels are set out under Historic England's *Understanding Historic Buildings*
- This may include drawings, photographs or research to be submitted to the HER



South Gable End Haxte  
 Drawings to Record the  
 Fabric of former Haxte  
 Scale 1:50 at A4  
 22/05/2005

# Questions?



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