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1 Introduction

1.1 This document is intended to provide good practice advice for owners and occupiers of locally listed buildings for their maintenance and conservation and also to provide advice on the relevant planning controls. It is available on the Council's website. The production of this leaflet was agreed at the Local Development Framework Panel meeting held on 15th March, 2011.

1.2 It is proposed that it this forms a Supplementary Planning Document to the forthcoming Local Development Framework, to ensure it has some weight and is a material consideration when considering proposals affecting locally listed buildings. The document is currently a draft for public consultation. Following public consultation it would be amended to reflect responses and then adopted.

2 What is a Locally Listed Building?

2.1 The quality of the built environment is determined by more than Listed Buildings and Conservation Areas. Whilst these are of vital importance and contribute significantly to the unique character of our area, the large number of Harrow's Locally Listed buildings reinforces local distinctiveness and a sense of place.

2.2 A Locally Listed building is a building, structure or feature which, whilst not on the national list of buildings of special architectural or historic interest compiled by the Secretary of State, is important in the local context due to its architectural or historic interest or its townscape or group value. They are irreplaceable heritage assets that contribute to our understanding of both the present and past. They add to the quality of the local environment by enhancing the local scene and sustaining a sense of distinctiveness. Buildings are locally listed in their entirety but some parts of locally listed buildings may be more important than others. A list of Locally Listed buildings within Harrow according to street name forms an appendix to this document and is also available on the Council website on the conservation pages via www.harrow.gov.uk/conservation. There are currently approximately 726 locally listed buildings in Harrow.



Picture 2.1 Former Police Station, West Street, Harrow on the Hill

3 Why do we have a local list?

3.1 Why do we have a Local List?

3.2 The purpose of a local list is to ensure that the special local heritage interest of the buildings contained on this list and their contribution to the character and distinctiveness of the area as a whole is recognised and taken into account when decisions are made that affect their future. The local list also often provides potential candidates for Statutory Listing.

3.3 The practice of compiling a Local List was adopted by many planning authorities during the 1990s. The number of authorities doing this, and the numbers of buildings on local lists, has been growing quite rapidly, especially in London where most Boroughs now have a Local List.

3.4 The principle of Local Authorities using Local Lists is recognized and endorsed by national Government. The National Planning Policy Framework (adopted March, 2012) states (page 52) that a heritage asset is: '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)'. It states (page 32) 'Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible'.

3.5 English Heritage draft guidance document entitled 'Good Practice Guide for Local Listing: Identifying and Managing Significant Local Heritage Assets' (February, 2011) also explains the importance of local listing. It states early identification of heritage assets through local listing is much preferable to relying upon the identifying non-designated heritage assets when a planning application is made because: 'Identification through a local list allows the LPA to better understand the heritage assets in its area, their individual heritage significance and their contribution to the character and distinctiveness of the area as a whole. This allows for strategic local planning to properly take account of the desirability of conserving these assets and of utilising their contribution to sustainable communities and an area's sense of place. For those seeking to carry out development, identification through a local list also provides clarity as to the constraints and opportunities that heritage assets present. Identification through a local list allows the LPA to better understand the heritage assets in its area, their individual heritage significance and their contribution to the character and distinctiveness of the area as a whole. This allows for strategic local planning to properly take account of the desirability of conserving these assets and of utilising their contribution to sustainable communities and an area's sense of place. For those seeking to carry out development, identification through a local list also provides clarity as to the constraints and opportunities that heritage assets present. For all these reasons, '.

3.6 Harrow's current List of Locally Listed Buildings stems partly from the review of Statutory Listed Buildings in 1983. Prior to the production of the latest statutory list of buildings of special architectural or historic interest for the Borough in that year, another category of building known as Grade III existed. Many of these buildings were upgraded to Grade II during the re-survey, but not all qualified. The Council therefore included the remaining buildings in a local list of buildings of special architectural or historic interest. The main source of further additions to this local list resulted from a Borough-wide environmental survey (The Environmental Assessment of Residential Areas) carried out in 1990, where 'interesting' or 'good' buildings were identified. The identification of potential for new locally listed buildings within the borough is ongoing, given ongoing reviews of buildings within and outside of existing conservation areas.



Picture 3.1 Half Moon Public House, Roxeth Hill

4 Nominating Buildings for Inclusion

4.1 The full local list forms an appendix to this document and is available to view via the council's conservation pages at www.harrow.gov.uk/conservation. This list is kept under review either for additions or deletions. Anyone can put forward buildings to the Council for this list, for example, a local resident or society such as the Harrow Heritage Trust or the Pinner Society. The following is a guide to the type of information that is required:

- Name and address (or description of the location) of the building / feature
- The reason for nomination with reference to the Council's criteria for selection
- Photographs including a shot of the entire building / feature
- A history of the building / feature if known
- Any other relevant information

4.2 Not all nominations will require all of the items above, and, in some cases, it may be impossible to provide some of this information. This should not discourage people from nominating buildings or features for inclusion.

4.3 The selection criteria for local listing is given within the Council's Unitary Development Plan (and forthcoming Development Management Document) and is based upon those for statutory listing, with additional local considerations such as the contribution made to the local environment and townscape, as follows:

- Architectural interest - including architectural design, decoration and craftsmanship and/or are good examples of a particular type of building;
- Townscape/Group value - including important contributions to unified architectural or historic groups, areas of planned townscape, or the local townscape. Some groups of buildings have character and good architectural qualities. Collectively these groups can contribute significantly to the townscape, and merit listing as a group within the local list.
- Historic interest - illustrating aspects of local/national social, economic, cultural or military history;
- Close historical associations - with locally/nationally important people or events.
- Additional factors taken into account include the likely age of the building, the authenticity of the building (i.e. the degree to which it has been altered and the loss of the fabric), technical significance (buildings that display exceptional innovation and craftsmanship) and the effect on the character of the local environment if it were to be lost.

4.4 Once a building has been recommended to the Council for Local Listing, the Council's conservation team will conduct their own research. If the building is considered worthy of Local Listing, it will put forward a report to the Local Development Framework Panel requesting the Panel recommend that the Portfolio Holder agree the addition of said building to the Council's Local List register.

4.5 As part of the ongoing programme to review the borough's conservation areas through the production of Supplementary Planning Documents (SPDs) for specified groups of conservation areas within the borough, with associated appendices of Conservation Area Appraisals and Management Strategies, the Council identify buildings within Conservation Areas that may be worthy of Local Listing. Also, via the Planning Process other buildings that may be worthy of Local Listing are identified.



Picture 4.1 Capel Gardens, Pinner Road

5 Implications of Local Listing

5.1 General Requirements for Planning Permission

5.1 There are no changes to the requirements for planning permission if a building is locally listed. But, the usual requirements for planning permission still apply. These vary depending on many factors, for example, the use of a building, its location within a particular designation (e.g. whether the building is within a conservation area or not), and whether planning conditions have been used to remove permitted development rights. It is therefore impossible to provide a definitive list of what does and does not require permission for works or change of use of a Locally Listed building. Generally though, many modifications to locally listed buildings, such as external alterations, extensions and changes of use will require planning permission. For example,

- most external alterations to a flat or commercial property (including replacement windows) require planning permission.
- certain forms of development to residential houses require planning permission, for example, extensions or outbuildings over a certain size.



Picture 5.1 Pinnerwood Farm, Woodhall Gate, Pinner

5.2 Controls Over Demolition

5.2 Since locally listed buildings contribute greatly to the quality of the environment, their protection and continued well-being is sought. The Council therefore endeavours to protect these buildings from demolition. If a building is within a conservation area additional planning controls means that Conservation Area Consent is required for its demolition. But, even if Locally Listed, if a building is located outside of a Conservation Area permission does not need to be sought prior to its demolition. However, if the building is a residential dwelling, or a building that is not a dwelling house or adjoining a dwelling house, notice needs to be given to the planning authority before it can be demolished; which can enable a planning authority, if it feels sufficiently strongly, to protect a locally listed building by seeking statutory listing (see section 5).



Picture 5.2 Ad Astra Orangery, Priory Drive, Stanmore

5.3 Nevertheless, the majority of/large proportion of Harrow’s Locally Listed buildings lie within one of the 28 Conservation Areas in the Borough which means most locally listed buildings within the borough require permission to be sought prior to their demolition. The numbers of Local List buildings within each of the Conservation Areas is shown in the table below, as is the number of Locally Listed buildings which lie outside a Conservation Area. When recording numbers of buildings, each identified property (for example including each house in a terrace, but excluding individual flats within a single building) has been recorded.

Conservation Areas	Number of Locally Listed Buildings of the total 726 (approximately) within Harrow
Harrow on the Hill	270
Stanmore and Edgware	31
Pinner	9
Harrow Weald	59
TOTAL	369

5.4 Where retention is impossible, the Council will seek a competent record of the structure and/or setting prior to demolition.

5.3 National and Local Policy

5.5 Special care is taken over planning decisions affecting locally listed buildings to ensure any change is appropriate and is managed to respect the special interest and setting of that building. The Locally Listed status of a property is a material consideration when applications for Planning Permission, Conservation Area Consent or Advertisement Consent are being considered that affect that building or its setting. Such applications would therefore need to comply with policies within the National Planning Policy Framework (introduced March, 2012) which relate to conservation management of heritage assets. This places emphasis on the importance of conserving both nationally designated heritage assets and those identified at a local level. At a local level,

proposals need to comply with the Harrow UDP policy D12 which states: 'THE COUNCIL WILL ENCOURAGE THE RETENTION, MAINTENANCE, AND RESTORATION OF LOCALLY LISTED BUILDINGS AND SEEK THE PRESERVATION OF THEIR LOCAL HISTORIC OR ARCHITECTURAL INTEREST BY RESISTING APPLICATIONS FOR INAPPROPRIATE ALTERATIONS OR EXTENSIONS'. This is to be superseded by similar policy contained within the forthcoming Development Management Document. Proposals would be expected to also follow guidance contained within this document, as well as the Conservation Area SPDs where applicable.



Picture 5.3 John Lyon School, Middle Road, Harrow on the Hill

5.4 Guidance on Maintenance, Repair, Extensions and Alterations

5.6 Alterations, extensions to a locally listed building, or works within its setting, can be harmful if not carefully considered. This could decrease their value. Research shows that buildings which retain their historic features in good order hold the value better than those which have been unsympathetically altered or repaired. Continued inclusion on the Local List may also help in maintaining the value of the property. But a locally listed building does not have to be preserved exactly as found and in some cases alterations may be a desirable as they will help with their maintenance and preservation. The Council aims to encourage good practice by encouraging the retention, maintenance and repair of Locally Listed buildings.



Picture 5.4 Red Lodge, South Hill Avenue

5.7 The Council aims to encourage good practice when alterations, extensions, maintenance and repair work are conducted. Owners are therefore advised to follow the guidance contained within Section 6 of the document called 'Planning Policy Statement 5 Planning for the Historic Environment: Historic Environment Planning Practice Guide'. Whilst the document it supports was superseded in March 2012 with the introduction of the National Planning Policy Framework it nevertheless provides sound advice on the principles of repair, maintenance, restoration and addition and alteration to historic buildings. Also, the following specific advice is recommended:

- Maintenance - Owners are encouraged to carry out regular maintenance in order to safeguard the historic fabric and avoid the need for costly future repairs.
- Repairs - A 'repair rather than replace' approach should be adopted. It is important to retain the historic fabric as far as possible to preserve the authenticity (this includes features such as doors, windows, chimneys, roofs, bargeboards, facing materials, boundary materials etc).
- Materials and methods - The use of traditional materials and methods appropriate to the building's special local interest should be used wherever practicable and appropriate. The building materials often play a large part in defining the character of a building on the Local List e.g. brick walls, natural slate or clay tile roofs, timber windows and doors, metal decorative roof features etc.



Picture 5.5 Traditional materials and methods to Orchard Cottage, Harrow Park, Harrow on the Hill

- It should be noted that when considering the use of UPVC, rather than traditional timber, that this: cannot visually replicate historic timber, is not maintenance-free, can often be difficult (if not, impossible) to repair, is likely to reduce the value of property and make it harder to sell, is far more energy intensive in production, is unsustainable (most are land-filled), production produces harmful chemicals, and it is usually more expensive in terms of the lifetime of the product. Further advice on this is provided at: www.english-heritage.org.uk.
- Exterior Details - Original or attractive external forms and details should be retained wherever possible since these usually make an important contribution to the character of a Locally Listed building. If, due to irreparable condition, they must be replaced, this should be like for like replacement in materials and detailing. In doing so, the special interest and the value of the building should be maintained.



**Picture 5.6 Detail of Pinnerwood Lodge,
Woodhall Gate, Pinner**

- Extensions and alterations - There is often potential for some alterations or extensions. Local listing does not prevent all change. However, the average property today changes hands quite often. With the varying lifestyles and differing expectations of new owners this can create pressure for change which has great potential to harm the special interest of locally listed buildings, particularly incrementally. If carefully considered and kept to a minimum though, modifications can often be achieved without harming that special interest.
- Extensions and alterations should be designed so that they preserve the appearance, scale and character of the host building. They should normally be subservient to the main building and use traditional materials and a design that respects that of the existing building and any of its architectural or historical features. This is important to safeguard not only the building's special interest as a locally listed building, but also would help preserve its value.
- Windows and doors and energy efficiency - Original and traditional windows and doors are an essential part of the architectural composition of most buildings. Retention and repair of the original is desirable where practical. Historic windows and doors can usually be repaired at a far cheaper cost than replacement. For example, pieces of timber can be spliced in where rot has occurred. Historic timber windows are made of much better quality hardwood than anything that can be sourced today, so should also last longer than any replacements. Metal windows which appear to be well beyond repair can be restored if the correct principles are followed - very rarely is this not possible. Surface rust always looks much worse than it really is, as it occupies up to seven times the volume of unoxidised metal. Insensitive replacement doors and windows can seriously detract from the character of a building. The advice of a suitable window and door conservation specialist is recommended prior to seeking replacement as a first option. For information purposes, it is noted that the building conservation directory at www.buildingconservation.com has a list of conservation specialists and the Institute of Historic Building Conservation has a list of conservation specialists <http://www.ihbc.org.uk/hespr/>.



Picture 5.7 Original timber windows on Orley Farm School, South Hill Avenue, Harrow on the Hill



Picture 5.8 Original crittall window detail to Capel Gardens, Pinner View, Harrow



Picture 5.9 Original window detail to Pinnerwood Cottage, Woodhall Gate

- It is unsustainable to opt for replacement of windows and doors rather than their retention as a first option. Replacement has sustainability implications as consideration should be made of the energy used in the creation of the original ones (ie the embodied energy) that would be lost, and the energy that would be required for their replacement.



Picture 5.10 29 Middle Road, Harrow on the Hill

- Any necessary new work should match the originals in materials and detailing. Standard products are often wholly unsuitable for traditional locally listed buildings. They can rarely reflect the carefully considered proportions and detailed mouldings of historic doors and windows, and their use is discouraged. Whilst their installation may be cheaper initially, they are visibly inappropriate to a period building, and can seriously detract from its value. Commonly plastic or aluminium windows have thicker framing than timber windows and many are hard edged, with two dimensional detailing that fails to replicate the soft edges or mouldings of original timber windows. They are also normally manufactured in standard sizes, which cannot be altered, and their appearance is therefore usually quite different from traditional windows.
- There is increasing pressure to make buildings warmer and reduce heating costs. The first thing that is usually considered to reduce the amount of heat loss is to replace original, single glazed windows, but other less intrusive and cheaper options are just as, if not more, effective that would not require planning permission:
 1. other forms of insulation, for example, in the wall or roof.
 2. draught proofing - Several forms of draughtproofing are available, which operate in different ways. Some types simply act as gap fillers, and are applied as mastic or foam. Other forms keep out the weather by means of a snug, slightly oversized fitting, comprising silicone rubber tubes, polypropylene and nylon-filled pile brushes, or with rubber, polyester, or sprung-metal Z and V fins.
 3. albeit a simplistic approach, curtains can be made with thicker material, or even of a quilted material with an insulating filling. You can add a reflective covering to curtains to reflect heat back into the room and make sure that escaping down draughts from between the window
 4. if the hinges are loose on a window it may be a case of just tightening these up slightly to reduce drafts through the window frame to improve heat retention.
 5. lightweight secondary glazing - this has improved significantly in appearance as well as performance in recent years. Secondary glazing uses framed glass panels, which are attached on top of existing window frames internally. It is a cheaper alternative to replacement double-glazing, is very effective and has the added benefit of ensuring there is minimum change to the external appearance of the building. Planning permission would not be required if this was internally fitted.
- Double glazing is usually considered inappropriate for historic buildings, particularly those built pre-twentieth century. Such units often fatten the dimensions of glazing bars inappropriately, or result in extremely poor facsimiles stuck to the face of the glass. Where double glazing is appropriate it should be carefully detailed so that glazing bars do not appear artificially stuck on a single pane of glass. This would be out of character with the locally listed building. If planning permission is required, and you are proposing to double glaze your windows, you will need to submit a cross section drawing showing how this would be integrated as part of your planning application.

- Roof lights and dormers - Close attention to the style of the host building can indicate whether an appropriate opportunity exists for the installation of roof lights and dormers. Often the rear elevation will present the least obtrusive location, although in some instances they may not be deemed appropriate. Where an opportunity is identified, the scale and detailing of dormers and roof lights should respond closely to traditional models, requiring some restraint with regard their size and number to avoid adversely impacting on the appearance of the building.
- Advertisements and signs - These should have regard to the character of the surrounding area and kept in scale, form and character with the building upon which they are placed. Particular care should be taken on locally listed buildings where materials and details relating to the historic building should be used. In most historic instances this is likely to be non-illuminated painted timber signage, perhaps with a traditional hanging sign. Internally illuminated signs in plastic or other modern materials are rarely appropriate. External illumination is usually more appropriate.



Picture 5.11 44 West Street, Harrow on the Hill



Picture 5.12 21 High Street, Harrow on the Hill

- Miscellaneous external works - It is advisable to carefully consider the location of external fixtures and fittings so that they are as unobtrusive as possible. For example, satellite dishes, cables, external lights, vents, and air conditioning units can all have a detrimental impact on the appearance of a building. In some instances these works may require planning permission.



Picture 5.13 38 West Street, Harrow on the Hill

- Setting - The setting of the Locally Listed building should be preserved where this contributes to its character. This means that careful consideration should be given to the location and design of new buildings within the grounds of Locally Listed buildings (such as garages or outbuildings). Buildings within the curtilage or setting of a Locally Listed building should be designed to be sympathetic to its appearance. Walls, fences and railings also contribute to a building's character and should be of an appropriate design where being installed. Large hard standings on the front of plots of Locally Listed buildings can seriously diminish the setting of

the building and lead to an unacceptable loss of garden and soft landscaping. Proposals will normally be resisted where the resulting garden is minimal, or where the hardstanding is particularly prominent.



Picture 5.14 Pinnerwood Lodge, Woodhall Gate

- Similarly, proposals affecting buildings or sites that are in the immediate context of Locally Listed buildings should respect the character of the local area and produce a sympathetic design solution.

5.5 Methods to Increase Protection of Harrow's Locally Listed buildings

5.8 If there are concerns about the ongoing conservation of the special interest of a locally listed building or its setting the Council will consider the following:

5.5.1 Statutory Listing

5.9 Statutory Listed Buildings are protected via the Planning (Listed Buildings and Conservation Areas Act) 1990. This means Listed Building Consent is required for internal or external works that affect its special character. This is not required for Locally Listed buildings which are only subject to normal planning controls. This means, for example, that permission is not required to alter their interior.

5.10 If there are concerns that a Locally Listed building requires additional protection, a building can be put forward for statutory Listing by completing the application on the English Heritage website available at this link: www.english-heritage.org.uk/ via the 'nominate a heritage asset' heading. Anyone can put a building forward for listing, and all applications are given due consideration. The Council's Conservation Officers review the list of Locally Listed Buildings and place those forward for Statutory Listing where it is considered appropriate, taking account of the Conservation Area Appraisals and Management Strategies where appropriate.

5.11 If there are concerns that the Locally Listed building is under threat of imminent demolition or damage then the Council can serve a Building Preservation Notice on its owner and occupier. This means the building is effectively a Listed Building for 6 months, giving English Heritage time to assess the building to see if it is worthy of protection.

5.5.2 Conservation Areas

5.12 A locally listed building within a conservation area has more planning controls protecting it than one outside of a conservation area. As part of the ongoing review of existing conservation areas, the Council Conservation team review Conservation Area boundaries. This includes consideration of whether Locally Listed Buildings outside of the Conservation Area could be included within them. Where there is a group of Locally Listed buildings consideration can be given to whether a new Conservation Area could be designated. This would require the Council criteria for designation to be met.



Picture 5.15 Christian Science Church, Elm Park Road, Pinner

5.5.3 Article 4 Directions

5.13 The removal of historic features or details can harm the special interest of a building. Therefore, Article 4 Directions can be used to withdraw certain permitted development rights for dwelling houses (including those that are locally listed) within Conservation Areas. In these cases an Article 4(2) Direction can be introduced to ensure that planning permission is needed for certain works fronting a highway, waterway or open space, for which permission would not usually be required. This can only be introduced where such works could potentially be harmful to historic or architectural character. This has already been done for many dwelling houses. The opportunity for more is being considered within the Council's ongoing programme to review the borough's conservation areas, through the production of Conservation Area Appraisals and Management Strategies. The Council could also make a submission to the Secretary of State to serve an Article 4 (1) Direction on a dwelling house within Conservation Areas. This is the same as an Article 4(2) Direction but would remove permitted development rights on all elevations.



Picture 5.16 83 West Street, Harrow on the Hill

6 Contacts

- **For a first point of call for advice and discussion on the Local List, contact the Conservation Team on: 0208 736 6101, email conservation.conservation@harrow.gov.uk or Conservation, Place Shaping, Civic Centre, Station Road, Harrow, HA1 2UY.**
- Twentieth Century Society, 70 Cowcross Street, London, EC1M 6EJ. Tel: 020 7250 3857 Fax: 020 7251 8985 Email: caseworker@c20society.org.uk www.c20society.org.uk
- The Victorian Society, 1 Priory Gardens, Bedford Park, London, W4 1TT. Tel: 020 8994 1019 Email: admin@victoriansociety.org.uk www.victorian-society.org.uk
- The Georgian Group, 6 Fitzroy Square, London, W1T 5DX. Tel: 087 1750 2936 Fax: 087 1750 2937 Email: office@georgiangroup.org.uk www.georgiangroup.org.uk/
- The Society for the Protection of Ancient Buildings - <http://www.spab.org.uk/> 37 Spital Square, London, E1 6DY Tel 020 7377 1644 Fax 020 7247 5296 The Society runs a Technical Advice Line where members of the public are able to discuss their technical queries with a member of our technical staff. The line is open from Monday to Friday between 9.30 am and 12.30 pm on the following number: 020 7456 0916
- Ancient Monuments Society, St Ann's Vestry Hall, 2 Church Entry, London, EC4V 5HB. Telephone: 020 7236 3934 email: office@ancientmonumentsociety.org.uk www.ancientmonumentsociety.org.uk/
- The Council for British Archaeology <http://www.britarch.ac.uk/contact>
- English Heritage, London Region, 1 Waterhouse Square, 138-142 Holborn, London, EC1 2ST. Tel: 020 7973 3000 www.english-heritage.org.uk
- Other Useful Contacts:
 - Building Conservation - <http://www.buildingconservation.com/>
 - Department for Communities and Local Government - www.communities.gov.uk
 - Planning Portal - www.planningportal.gov.uk
 - Royal Town Planning Institute - www.rtpi.org.uk
 - Royal Institute of British Architects - www.riba.org.uk
 - Royal Institute of Chartered Surveyors - www.rics.org.uk
 - Institute of Historic Buildings & Conservation - www.ihbc.org.uk

7 Glossary

- **Conservation Areas:** Areas designated by the Council under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest, the character of which it is desirable to preserve or enhance. Conservation Area Consent is required for the demolition of unlisted buildings in Conservation Areas.
- **Curtilage:** Curtilage is a legal term describing the enclosed area of land around a dwelling within the property boundaries. It is distinct from the dwelling by virtue of lacking a roof, but distinct from the area outside the enclosure in that it is enclosed within a wall or barrier of some sort. This area may include garages or stand-alone workshops etc.
- **Heritage Asset:** A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include locally listed buildings.
- **Listed Buildings:** Buildings of special architectural or historic interest. A statutory national list of these is compiled by English Heritage.
- **Listed Building Consent:** Proposals to demolish a listed building or alter or extend it in any way that affects its character requires Listed Building Consent under Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- **Local Development Framework (LDF):** A portfolio of local development documents which provide the framework for delivering the spatial planning strategy for the area.
- **Locally Listed Building:** Buildings throughout the Borough which, although not of sufficient quality to warrant Statutory Listing, in the Council's opinion significantly contribute to the townscape of an area by their historical or architectural interest.
- **Permitted Development:** Development for which the planning permission by the Council is not required under Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.