



Basingstoke
and Deane

Locally Listed Buildings

Introduction

The purpose of this leaflet is to explain what Local Listing means, and how it may affect you.

The *Local List of Buildings of Architectural or Historic Interest* is a locally designated register of buildings within the Borough which will receive special consideration when planning proposals are submitted for approval to the Borough Council. Buildings included on the Local List are known as *Locally Listed Buildings*.

The Local List is separate to the nationally designated *Statutory List* which is managed by Historic England, and which includes Grade I, II* and II *Listed Buildings*. The main difference between the Statutory List and the Local List is the level of control, which is explained further later in this leaflet (for guidance on Statutory Listing, please refer to the separate guidance available on the Council's website or from the Civic Offices).

The Local List for Basingstoke and Deane was first adopted by the Borough Council on 27th March 2007, and will continue to be updated as and when new buildings are added.

The Local List can be viewed online on the Council's website (see address on back page), or can be inspected during normal office hours (8.30-5.00 Mon-Thurs; 8.30-4.30 Fri) at the Civic Offices, or by appointment with your local Parish or Town Council

What does Local Listing mean?

It is important to note that, under current legislation, inclusion on the Local List does not in fact change the existing planning controls that apply to a building already. It simply changes the level of consideration given to preserving its

character and appearance when planning applications are submitted to the Borough Council.

The Local List reinforces efforts to preserve the character and appearance of the buildings that will be included on it. It enables the architectural or historic interest of these buildings to be properly considered against development proposals submitted to the Borough Council.

It provides clarity for owners, the local community, developers and Planning Officers, so that they are aware of the interest of a building as early as possible, so avoiding abortive work or delays to the planning process.

It is worth noting that unless a building is statutorily listed or within a Conservation Area, there is normally no control, under current legislation, over its demolition.

How do I get a building added to the Local List?

To be included on the Local List, buildings must satisfy the criteria set out in the Borough Council's Heritage Supplementary Planning Document, specifically Appendix D. This was adopted in 2019 and sets out a range of criteria against which buildings are assessed. Copies of this document can be downloaded from our website (see address shown on back page).

Most buildings that are considered for Local Listing were nominated as part of an ongoing project which the Borough Council is undertaking in partnership with Parish and Town Councils, and a number of local heritage groups. These batches of nominated buildings are assessed by Conservation Officers, with recommendations made to the Council's the Cabinet Member for Planning and Infrastructure.

Such a project cannot however be 100% comprehensive, due to the size of the Borough and the nature of such surveys. Individual buildings may therefore be individually considered, and added to the next batch for inclusion on the Local List.

Nominations for inclusion on the Local List should be made using the Nomination Form which can be downloaded from the Council's website, or from reception at the Civic Offices. These should be submitted by post or by email with a good quality and recent photograph to the Historic Environment Team at the Borough Council (see contacts on back page).

Consultation

If your building has been nominated for Local Listing, it is important to note the following:

- Inclusion on the Local List does not make your building a 'Listed Building' – it is a local designation only
- Nomination of a building does not mean it will definitely be included on the Local List
- You can have your say about whether your building deserves inclusion or not
- No personal details or photographs will be contained on the Local List

We consult the owner of every building considered for inclusion on the Local List shortly after the receipt of a nomination. This gives an owner three weeks to let us know whether they think their building deserves inclusion on the Local List or not. We will then consider these comments against the nomination submitted to us, and our Conservation Officers' professional assessment of the building's architectural or historic interest, before a recommendation is made for Local Listing, or not.

It is important to remember that we can only consider representations made in respect of whether the building is of local architectural or historic interest, and we cannot, unfortunately, consider personal circumstances, or current or future development proposals.

Removing a Building from the Local List

If you do not consider that a building merits Locally Listed status, you can nominate it for removal from the Local List.

To do this, please write to the Historic Environment Team at the address given below, explaining how the building does not meet the adopted Local Listing criteria, and supplying any relevant supporting information. This will then be considered by the Conservation Officers, and a recommendation will be made to the Cabinet Member for Planning and Infrastructure.

It should be noted that the decision will be based solely on whether the building is of sufficient architectural or historic interest to satisfy the adopted criteria, and can specifically not consider other issues such as development potential or personal preference.

Such nominations for removal from the Local List will normally require the submission of additional information which was not seen by the Council when the original decision was made. If no such additional information is submitted, the Council reserves the right to reject the nomination without further assessment.

Further information and guidance

This leaflet can only provide general guidance and is not specific to each of the very varied buildings that are considered for Local Listing.

Further guidance, and the criteria for Local Listing are set out in the Heritage Supplementary Planning Document. This can be downloaded from the Council's website, which also includes other general guidance on Local Listing and other aspects of building conservation.

www.basingstoke.gov.uk/building-conservation

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