

Single Member Cabinet Decision

Executive
Forward Plan
Reference


E3302

**Adoption of Locally Listed Heritage Assets
Supplementary Planning Document.**

Decision maker	Cllr Tim Ball, Cabinet Member for Planning and Licencing.
The Issue	<p>In determination of planning applications, Paragraph 197 of the National Planning Policy Framework (NPPF) requires local authorities to take into account the effect on the significance of non-designated heritage assets. A draft supplementary planning document was prepared in 2017 in relation to non-designated heritage assets (also referred to as locally listed heritage assets) located within the area of Bath and North East Somerset. It was agreed through a Single Members Decision agreed on 22 February 2018, to take this document forward for public consultation during April, May and early June 2018.</p> <p>As a result of the consultation and from designing a procedure for the management of nominations within the existing development management system, a revised supplementary planning document has been produced and is proposed for adoption.</p> <p>Once adopted, the supplementary planning document will enable better informed development management decisions regarding the conservation and enhancement of local character, as well as informing current and future Council strategies. The document also aims to raise the profile and encourage recognition of the contribution that non-designated heritage assets make to the special character of Bath and North East Somerset. Retention and reuse of locally listed assets will contribute towards saving energy and off- setting climate change as replacing a building has significant energy, carbon implications.</p>
Decision Date	Not before 3rd Jul 2021
The decision	<p>The Cabinet Member agrees to;</p> <p>Adopt the Locally Listed Heritage Assets Supplementary Planning Document.</p>

<p>Rationale for decision</p>	<p>The identification and conservation of local heritage as part of the planning process is an integral element of the Government’s current policy towards the historic environment. In determination of planning applications Paragraph 197 of the National Planning Policy Framework (NPPF) requires local authorities to take into account the effect on the significance of non-designated heritage assets. Also, paragraph 187 of NPPF states that Local Planning Authority’s should either maintain or have access to a historic environment record.</p>
<p>Climate Emergency Matters Raised</p>	<p>The decision was made subject to correction of 3 errors in the report, which are;</p> <p>(1) In the light of the Sixth Climate Budget Report (December 2020), paragraph 7.1 should have read; “Prior to enshrining its net zero commitment in law, the UK had a target of reducing emissions by 80% by 2050 – through today’s sixth Carbon Budget announcement, the government is aiming to achieve almost the same level 15 years earlier.”</p> <p>(2) paragraph 7.2 should have read; “Following a seminar with the Building Research Establishment it was evidenced that pre-1900 buildings are more energy efficient than many of those of the rest of the 20th century including buildings constructed post 1990”</p> <p>(3) The Council is currently in the process of reviewing its Supplementary Planning Document on Sustainable construction & retrofitting -as set out in the Local Development Scheme 2020-2023. In order to ensure compatibility with the aims of that document, paragraph 7.3 should have read; “Retaining existing buildings and proactively seeking to enhance their energy performance in sensitive ways is in keeping with national and local policy guidance, building conservation, sustainability and progress towards a low carbon society.”</p>
<p>Financial and budget implications</p>	<p>The cost of preparing the supplementary planning document and developing the process is within existing Development Management budgets. There will be an ongoing cost in the processing and assessment of nominations. It is proposed to introduce a fee of £50.00 for all nominations relating to privately owned assets capable of beneficial reuse.</p>
<p>Issues considered</p>	<p>Social Inclusion; Customer Focus; Sustainability; Property; Human Rights; Corporate; Other Legal Considerations</p>
<p>Consultation undertaken</p>	<p>Town and Parish Councils, Historic England, local amenity societies, local planning agents and architects and the local communities, elected Members and relevant internal services within Bath and North East Somerset Council</p>

How consultation was carried out	Formal public consultation on the draft Locally Listed Heritage Assets supplementary planning document took place, in line with government guidance for such documents, whereby the draft supplementary planning document was advertised locally and sent out to the Town and Parish Councils, Historic England, local amenity societies, local planning agents and architects and the local communities. The elected Members and relevant internal services within Bath and North East Somerset Council were also consulted at that time.
Other options considered	No other options have been considered as this approach is national best practice.
Declaration of interest by Cabinet Member(s) for decision:	None
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None

Name and Signature of Decision Maker/s	<p>Councillor Tim Ball</p> 
Date of Signature	29 th June 2021
Subject to Call-in until 5 Working days have elapsed following publication of the decision	