

POLICY 41: Designated and Non-Designated Heritage Assets

Designated Heritage Assets

1. Proposals for development, including change of use, that involve a designated heritage asset, or the setting of a designated heritage asset will be expected to:
 - a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;
 - b) respect any features of special architectural or historic interest, including where relevant the historic curtilage or context, its value within a group and/or its setting, such as the importance of a street frontage, traditional roofscape, or traditional shopfronts;
 - c) be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form, building technique(s), materials and detailing, boundary treatments and surfacing, or are of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation;
 - d) ensure significant views away from, through, towards and associated with the heritage asset(s) are conserved or enhanced;
 - e) in the case of a Conservation Area, to have regard to the established urban grain and ensure that spaces between and around buildings, such as paddocks, greens, gardens and other gaps, are preserved where they contribute to the Conservation Area's character and appearance.

2. Proposals that will lead to substantial harm or total loss of significance will be refused unless the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, and it can be demonstrated that:
 - a) the nature of the heritage asset prevents all reasonable uses of the site;
 - b) no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation;
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible;
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.

3. Proposals that would result in less than substantial harm to the significance of a designated heritage asset will only be supported where it can be demonstrated that the public benefits will outweigh any harm identified.

Non-Designated Heritage Assets

4. Proposals for development, including change of use, that involve a non-designated heritage asset, or the setting of a non-designated heritage asset will be expected to:
 - a) have regard to the significance of the asset and its relationship with its setting;
 - b) be sympathetic to the local vernacular in terms of siting, size, scale, height, alignment, design and form; proportions, materials;

5. Proposals that will lead to harm to or loss of significance of a non-designated heritage asset will only be supported where it can be demonstrated that:

- a) the asset's architectural or historic significance is proven to be minimal; or
- b) through an up-to-date structural report produced by a suitably qualified person, the asset is not capable of viable repair; or
- c) through appropriate marketing, the asset has no viable use; or
- d) the public benefits of the scheme outweigh the loss of significance.

Archaeological sites

6. Where evidence suggests that significant archaeological remains exist on site, proposals should be supported by an appropriate archaeological evaluation that provides an assessment of the significance of the remains and considers how the remains would be affected by the proposed development.
7. Where the 'in situ' preservation of archaeological remains is not possible or desirable, suitable provision shall be made by the developer for the excavation, recording, analysis, storage, relocation of assets and archiving, in accordance with a Written Scheme of Investigation that has been approved by the Local Planning Authority.



References

- ¹National Design Guide, MHCLG, 2019
- ²National Model Design Code, MHCLG, 2021
- ³Active Design, Sport England, 2023
- ⁴Nottinghamshire Parking Standards, Nottinghamshire County Council, 2010
- ⁵Council Plan, BDC, 2019
- ⁶Bassetlaw Landscape Character Assessment, fpcr, 2009
- ⁷Bassetlaw Site Allocations: Landscape Study, Carroll Planning & Design, 2019
- ⁸Landscape Availability Assessment Addendum, Clive Keble Consulting, 2020
- ⁹Landscape Availability Assessment 2nd Addendum, Clive Keble Consulting, 2021
- ¹⁰Landscape Availability Assessment 3rd Addendum, Clive Keble Consulting, 2022
- ¹¹Bassetlaw Green Gaps Report, Carroll Planning & Design, 2019
- ¹²Bassetlaw Green Gaps Addendum Report, Clive Keble Consulting, 2020
- ¹³Bassetlaw Green Gaps Second Addendum, Clive Keble Consulting, 2021
- ¹⁴Bassetlaw Green Infrastructure Study, BDC, 2010
- ¹⁵Bassetlaw Open Space Assessment, BDC, 2020
- ¹⁶Draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley, Nottinghamshire Biodiversity Action Group, 2018
- ¹⁷Bassetlaw Habitats Regulations Assessment, LUC, 2023
- ¹⁸Clumber Park SSSI Recreation Impact Assessment, Footprint Ecology, 2022
- ¹⁹Birklands & Bilhaugh SAC Recreation Impact Assessment, Footprint Ecology, 2022
- ²⁰A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2018
- ²¹Bassetlaw Whole Plan & Community Infrastructure Levy Viability Assessment, NCS, 2022
- ²²Planning Practice Guidance: Tree Preservation Orders and trees in conservation areas, MHCLG, 2014
- ²³British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction, British Standards Institution 2012
- ²⁴Non-Designated Heritage Assets Criteria, BDC, 2016
- ²⁵Bassetlaw Unregistered Park & Gardens – A Methodology for Identifying and Surveying, BDC, 2017
- ²⁶Heritage at Risk Register, Historic England, 2019
- ²⁷Heritage at Risk Strategy and Updated Heritage at Risk Register, BDC, 2022
- ²⁸Historic Environment Good Practice Advice in Planning 4: Enabling Development and Heritage Assets, Historic England, 2020