

**Appendix 1:**  
**The following section is proposed to be added to CPG1**  
**Design (for consultation)**

Note: Minor amendments will be made to the other sections of CPG5 including references and formatting. No changes to the content of the guidance for the other sections of CPG1 are proposed.

**3**      **Heritage**

**KEY MESSAGES**

Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.

- We will only permit development within conservation areas that preserves and enhances the character and appearance of the area
- Our conservation area statements, appraisals and management plans contain more information on all the conservation areas
- Most works to alter a listed building are likely to require listed building consent
- The significance of ‘Non-Designated Heritage Assets’ (NDHAs) will be taken into account in decision-making.
- Historic buildings can and should address sustainability

**[NO CHANGE UP TO PARA 3.28]**

**Non-Designated Heritage Assets (NDHA’s)**

- 3.29      As a borough Camden has a very high quality historic environment which includes listed buildings, conservation areas, parks and gardens recognised for their important architectural or historic interest and many formal squares protected under the London Squares Preservation Act 1931. The borough also has many attractive, historic, locally significant buildings and features which contribute to the distinctiveness of local areas, but which are not formally designated. The National Planning Policy Framework (NPPF) identifies these features as non-designated heritage assets (NDHAs).
- 3.30      Buildings make up the majority of these NDHAs, but street furniture such as civil parish boundary markers, post boxes or cobbles, and historic natural landscape features such as gardens and parks can also be considered NDHAs. Often it is the commonplace things around us that give character to an area, but they may be overlooked because of their familiarity. Pubs, shops, places of meeting, places of worship, benches, statues, whether subtle or idiosyncratic, all contribute to the particular character of a place. They add depth of meaning and make a place special for local people, by acting as a visual marker for the local history, traditions, stories and memories that survive into the present day.

**Identification of NDHAs**

- 3.31 Non-designated heritage assets may either be identified as part of the planning process (e.g. pre-application process) or on Camden's Local List.

**Camden's Local List**

- 3.32 Camden's Local List identifies non-designated heritage assets within the borough, providing clear, comprehensive and current information about their significance. It acts as a valuable resource to residents, developers and other interested parties alike, helping to ensure that the significance of any asset deemed a non-designated heritage asset is carefully considered by the council in decision making.
- 3.33 In order to ensure that the identification of non-designated heritage assets is consistent and that their significance is properly considered, the selection criteria, set out below, were developed and adopted in November 2012.

To be considered for inclusion on the Local List nominations should satisfy a minimum of two criteria with at least one of them being either criteria 1 or 2.

**CRITERIA 1 - ARCHITECTURAL SIGNIFICANCE** this includes assets that;

- a) demonstrate distinctive artistic, craftsmanship, design or landscaping qualities of merit (e.g. form, layout, proportions, materials, decoration);

and/or

- b) are attributed to a locally known, architect, designer, gardener or craftsman and demonstrates quality of design, execution, and innovation.

and/or

- c) exemplify a rare type or function which survives in anything like its original condition and form.

**CRITERIA 2 - HISTORICAL SIGNIFICANCE** this includes assets that

- a) demonstrate rare evidence of a particular phase or period of the area's history;

and/or

- b) are associated with a locally important historic person, family or group;

and/or

- c) are associated with a notable local historic event or movement.

Nominations under this criteria should retain physical attributes which are of key importance to their historical significance.

**CRITERIA 3 - TOWNSCAPE SIGNIFICANCE** this includes assets which play a key part in supporting the distinctive character of the local neighbourhood either as a landmark, for their aesthetic qualities, through promoting collective identity or group value.

**CRITERIA 4 - SOCIAL SIGNIFICANCE** this includes assets that

a) are associated with distinctive communal, commemorative, symbolic or spiritual significance;

and/or

b) are associated with locally distinctive cultural heritage, such as art, literature, music or film;

which have support from and are valued by a wider community or society. Nominations under this criteria should retain physical attributes which are of key importance to their social significance.

- 3.34 The local list can accessed online via the Local List webpage [www.camden.gov.uk/locallist](http://www.camden.gov.uk/locallist)
- 3.35 The Local List is an evolving document that will change over time for a number of reasons, e.g. as new non-designated heritage assets are identified. The local list will be reviewed and updated periodically so that any heritage assets not identified in the original list can be put forward to be added on any revisions.

#### **Implications of being a non-designated heritage asset (NDHA)**

- 3.36 Unlike proposals that will affect designated assets (such as statutorily Listed Buildings) being identified as a non-designated heritage asset (either identified on the Local List or as part of the planning process) does not automatically affect your permitted development rights.

However if planning permission is required for any proposal that would either directly or indirectly affect the significance of a non-designated heritage asset (either on the Local List or not) then the council will treat the significance of that asset as a material consideration when determining the application.

**OFFICERS** - will make a balanced judgment having regard to the scale of any harm or loss and the significance of the asset/s affected. They will take account of:

- the desirability of sustaining and enhancing the significance of any non-designated heritage asset/s and putting them to viable uses consistent with their conservation;
- the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality;
- the desirability of new development that affects non-designated heritage assets to preserve and enhance local character and distinctiveness.

**APPLICANTS** - will need to show how the significance of the asset has been taken into consideration in the design of the proposed works;

**PLEASE NOTE:** There is a presumption that it is desirable to preserve the feature, or that part of it which holds the significance, in such a way as to retain the contribution that it makes to local character.

- 3.37 The use of Article 4 Direction/s to remove specific permitted development rights from buildings/features identified as non-designated heritage assets will be considered where it is deemed necessary and appropriate.

### **Non-designated heritage assets and Conservation Areas**

- 3.38 The identification of NDHAs and the process of local heritage listing aims to focus attention on buildings/features which are considered to be locally significant but whose architectural and historic value is not formally recognised (and therefore do not currently benefit from protection as part of the planning process).
- 3.39 For this reason the focus of Camden's Local List is largely with buildings/features located outside designated conservation areas. However there may be exceptional circumstances where a building, landscape or feature is located within a conservation area but can still be considered for inclusion on the local list.
- 3.40 For information on conservation areas please refer to the section 3.4-3.16 in this chapter and our conservation area appraisals which are available on our website.

**[NO CHANGE TO NEXT SECTION – PARA 3.41 to 3.43]****Further information**

Planning Policy Statement 5 (PPS5)	<p>The Government's national policies on the historic environment are set out in:</p> <ul style="list-style-type: none"> <li>• Planning Policy Statement (PPS) 5 Planning for the historic environment – CLG, 2010</li> </ul> <p>If you want guidance implement this national policy, it is provided in:</p> <ul style="list-style-type: none"> <li>• PPS5, Planning for the Historic Environment, The Government's Statement on the Historic Environment for England, and The Historic Environment Planning Practice Guide</li> </ul>
English Heritage	<p><a href="http://www.englishheritage.org.uk">www.englishheritage.org.uk</a></p> <p>Guidance on heritage assets:</p> <ul style="list-style-type: none"> <li>• Guidance on Conservation Area Appraisals, 2006 – English Heritage;</li> <li>• Guidance on Management of Conservation Areas, 2006 – English Heritage;</li> <li>• Climate Change and the Historic Environment (2008); and</li> <li>• Heritage at Risk Register - English Heritage <a href="http://risk.english-heritage.org.uk/2010.aspx">http://risk.english-heritage.org.uk/2010.aspx</a></li> <li>• <a href="#">Good Practice Guide to Local Heritage Listing (2012)</a></li> </ul> <p>Guidance on sustainability measures in heritage buildings:</p> <ul style="list-style-type: none"> <li>• Energy Conservation in Traditional Buildings</li> <li>• Climate Change and the Historic Environment</li> </ul> <p>There is also an online resource dedicated to climate change and the historic environment, available at:</p> <ul style="list-style-type: none"> <li>• <a href="http://www.englishheritage.org.uk/climatechangeandyourhome">www.englishheritage.org.uk/climatechangeandyourhome</a></li> </ul>
Energy Saving Trust	<a href="http://www.est.org.uk">www.est.org.uk</a>

**Change to Section 8: Advertisements, signs and hoardings**

At Paragraphy 8.7 (page 72) delete:

~~Fascia: Runs horizontally across the ends of the roof rafters, below the lower edge of the roof.~~

Replace with:

Fascia: a signboard on the upper part of a shopfront showing the name of the shop. (refer to Figure 8, page 57)