

## Non-Designated Heritage Assets (NDHAs) Guidance

Local heritage lists help to build and reinforce a sense of local character and distinctiveness. They aim to help protect heritage assets that are valued by people locally, but which do not have any existing protection in their own right under planning law. They include a range of heritage assets including buildings, monuments, sites, places or landscapes. These heritage assets are of local importance and known as 'Non-Designated Heritage Assets' (NDHAs).

There are essentially two different approaches to nominating NDHAs, the first is via the Cumbria/Westmorland and Furness Local List and the second is via a Neighbourhood Plan.

The Cumbria Local Heritage List campaign went live in October 2021, allowing members of the public to nominate buildings and places they would like to see safeguarded. The following is a list of the types of assets we would consider for the local heritage list.

- **Agricultural:** farms, barns, gate posts and boundary walls.
- **Commercial:** pubs, shops and offices.
- **Cultural:** art installations, graffiti and statues.
- **Recreational:** village halls, community centres, cinemas, sports grounds and social clubs.
- **Domestic:** town houses, bespoke development and designed estates.
- **Educational:** schools and colleges.
- **Health:** hospitals, almshouses and poorhouses.
- **Industrial:** factories, warehouses and workshops.
- **Military:** civil defence, military camps, war memorials, air raid shelters and pill boxes.
- **Religious:** churches, chapels, meeting houses, memorials, crosses and tombs.
- **Transport:** railway stations, signal boxes and railway bridges.
- **Ancient orchards.**

For more information on the Local Heritage List, please see

<https://www.westmorlandandfurness.gov.uk/planning-and-building-control/conservation/cumbria-local-heritage-list>

Within a Neighbourhood Plan, Historic England sets out that:

*“Neighbourhood Plans may establish policies for the development and use of land in a neighbourhood, thus becoming part of the development plan for the area. Work in preparing a Neighbourhood Plan may thus usefully include the development of a policy which sets out how proposals affecting non-designated heritage assets on a list will be considered and consideration of which buildings and sites might merit inclusion on a local heritage list. The Historic Environment section of the PPG points out the usefulness of ‘any designated and non-designated heritage assets within the plan area [being] clearly identified at the start of the plan-making process so they can be appropriately taken into account’ (Paragraph 005).*

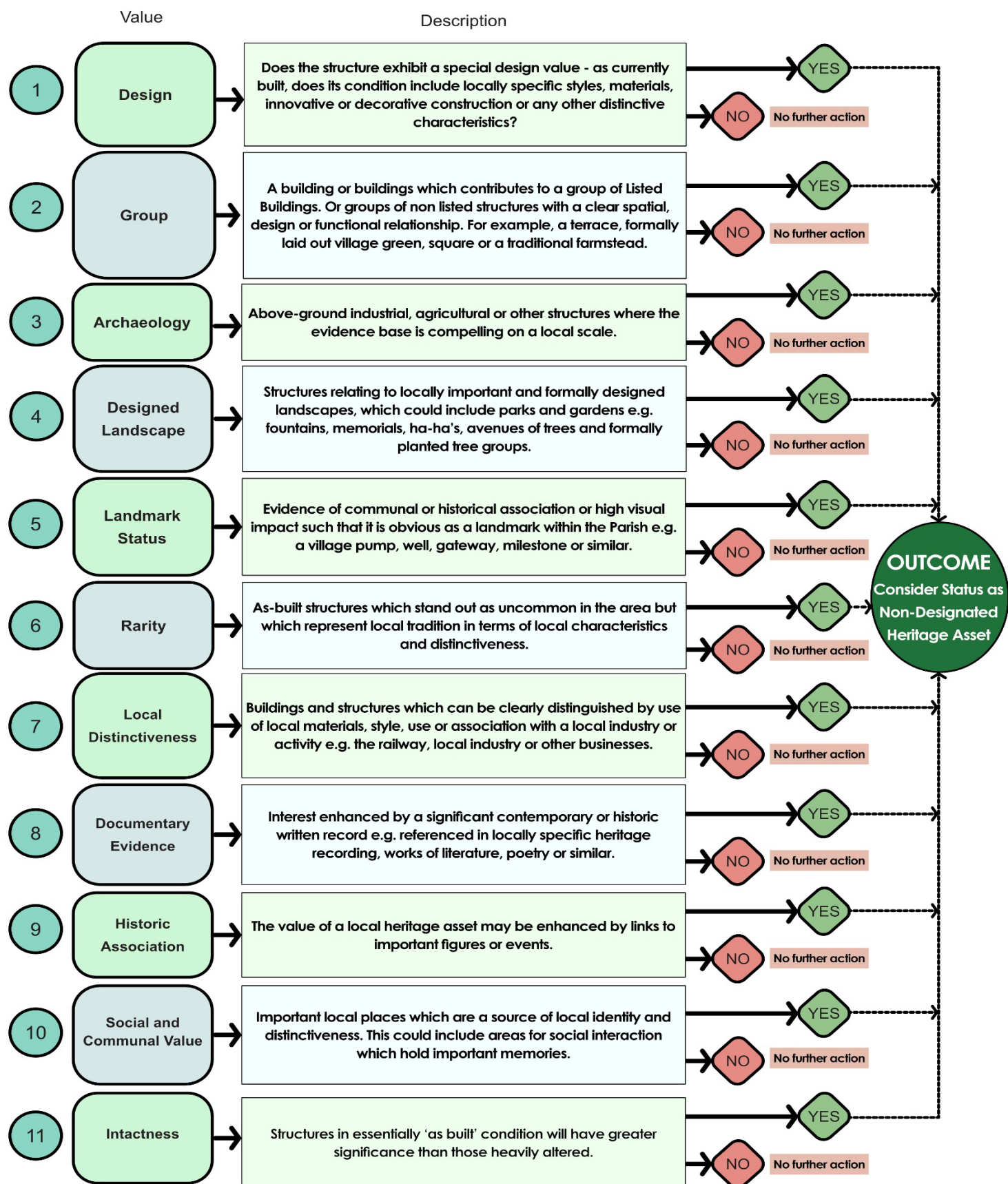
*A local heritage list prepared as part of a Neighbourhood Plan for an area will be produced through the community because these plans are researched, written and voted on by the people*

*who live in the neighbourhood. They thus have direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area”.*

With the above in mind the following guidance has been prepared to assist Neighbourhood Plan groups with assessing potential NDHAs in their area such that they can also be added to the Cumbria Local Heritage List in the same format.

The guidance and assessment template overleaf can be used to assist you in producing a robust evidence base approach suitable for scrutiny at the independent examination of your Neighbourhood Plan.

## Criteria for Assessing Non-Designated Heritage Assets



## Potential Non-Designated Heritage Assets (NDHAs) Record

### Considerations (in Addition to Key Criteria)

*Numbers in brackets correspondence to Local Significance Reason.*

- a. **Design (1)** - consider locally distinctive architectural features such as brick or stone quoins around windows and doors, or the absence of such detailing. Review elements like porches, roof forms, and window styles. Are these features original or have they been altered? Is the historic character of the design still evident?
- b. **Contribution to Setting (2)** - does the building enhance the setting of nearby listed buildings?
- c. **Archaeological Interest (3)** - are there any archaeological features or finds on the site that are not currently designated or protected?
- d. **Garden or Landscape Design (4)** - is there presence of a historically significant garden or landscaping scheme? Particularly if linked to a notable designer.
- e. **Architectural Distinction (5)** - does it contain a unique or individual design of particular architectural merit?
- f. **Historic Economic/Social Activity (5, 7, 8 & 9)** - are there any links to notable local industries such as farming, quarrying, milling or religious institutions?
- g. **Historic Associations (5, 7, 8 & 9)** - does it have a connection with a significant historical event at a local or national level?
- h. **Use of Local Materials (1 & 7)** - is it a strong example of construction using materials characteristic of the local area?
- i. **Literary Reference (8)** - is it mentioned in historical literature, with its physical form still visibly reflecting the description?
- j. **Functional Heritage (9)** - consider its historical use. Was/is it still connected to country houses and halls, schools, rivers or streams, public houses, community buildings, trades of interest, farms or farming-related activities?
- k. **Association with Notable People or Properties (9)** - is it linked to a locally significant individual or estate?
- l. **Memorial Value (9)** - does it include, or is it associated with, a commemorative monument or structure?
- m. **Military Heritage (9)** - are there connections to World War I or World War II events, sites or memorials?

## Non-Designated Heritage Assets Table

*To be completed for each NDHA*

NDHA No.	Type of NDHA	Name and Location of NDHA	Age of NDHA (Approximately)	Local Significance Reason	Detailed Description
	<input type="checkbox"/> 1. A building <input type="checkbox"/> 3. A group of buildings <input type="checkbox"/> 2. A monument or site of archaeological remains <input type="checkbox"/> 4. A landscape <input type="checkbox"/> 5. A place, street, lane, park/ parkland, formal garden or natural green space		<input type="checkbox"/> Pre 1850 <input type="checkbox"/> 1851-1900 <input type="checkbox"/> 1901-1950 <input type="checkbox"/> 1951 on	<input type="checkbox"/> 11. Design Value <input type="checkbox"/> 10. Group Value <input type="checkbox"/> 9. Archaeological Interest <input type="checkbox"/> 8. Designed Landscape Value <input type="checkbox"/> 7. Landmark Status <input type="checkbox"/> 6. Rarity <input type="checkbox"/> 5. Local Distinctiveness <input type="checkbox"/> 4. Documentary Evidence <input type="checkbox"/> 3. Historic Association <input type="checkbox"/> 2. Social and Communal Value <input type="checkbox"/> 1. Intactness	

Photo(s) of NDHA

Photo(s) of NDHA

### Map of NDHA

### List of Sources

### Owner Notification? Y/N

## Non-Designated Heritage Assets Nomination – Email Template to Owner/Occupier

Recipient's name  
Position, Company  
Street name  
Town  
County Postcode

Date

Dear Owner/Occupier,

### Local Heritage List/Neighbourhood Plan

I am writing to advise you that your property has been nominated for inclusion in the Local Heritage List/[Town/Parish Council/Neighbourhood Forum](#) Neighbourhood Plan.

Local heritage is the identification of heritage assets that are valued by people locally but are not already protected through planning law. Sites can be objects, buildings, designed landscapes or archaeological sites. They are known as 'non-designated heritage assets'. Sites can be put forward for inclusion by members of the public as well as being identified by the planning authority in the course of their work.

The Local heritage list and/or Neighbourhood Plan non-designated heritage asset list is different to the National Heritage List for England (NHLE) maintained by Historic England, which contains all statutory designated listed buildings, scheduled monuments and registered parks and gardens.

It should be noted that Local Listing and/or Neighbourhood Plan inclusion does not provide any extra planning controls to the asset or change what works require planning permission. Permitted Development Rights are unaffected by inclusion on a Local Heritage List and/or Neighbourhood Plan. Inclusion of a non-designated heritage asset in a local list and/or Neighbourhood Plan simply makes it a material planning consideration. This means it is a matter that should be taken into account in deciding a planning application or an appeal against a planning decision.

Further information can be found on the legacy Eden District Council website, Historic England website and in the Historic England Advice Note 7 (2nd edition, 2021) 'Local Heritage Listing: Identifying and Conserving Local Heritage', which is available online ([historicengland.org.uk/listing/what-is-designation/local/local-designations](https://historicengland.org.uk/listing/what-is-designation/local/local-designations)).

Nominated sites are initially assessed for eligibility by an officer from the planning authority, with eligible sites taken forward for review by an assessment panel made up of council and voluntary heritage group representatives.

(Insert couple of sentences explaining why the building/site has been nominated).

If you wish to comment on the inclusion of this site in the Local Heritage List/Neighbourhood Plan please refer to the selection criteria on our website (<https://www.westmorlandandfurness.gov.uk/planning-and-building-control/conservation/cumbria-local-heritage-list>) and tell us how the site does/does not meet the criteria. Any additional historic information or historic images would be most welcome.

Please ensure your comments reach us within 28 days of the date of this letter.

We will notify you of the outcome as soon as possible following the assessment panel; please note that the panel meetings are only held on average twice a year.

Yours sincerely,

Forename Surname

Title

T. Telephone Number

E. Email Address