

Neighbourhood Planning Advice Notes

Non-Designated Heritage Assets (NDHAs)

May 2024

1. Introduction

- 1.1 This Advice Note is intended to help town and parish councils that wish to identify and help conserve local heritage assets through their neighbourhood plans.

2. What are heritage assets?

- 2.1 The National Planning Policy Framework (NPPF) defines a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.
- 2.2 Heritage assets are of two types: ‘designated heritage assets’ and ‘non-designated heritage assets’.

Designated heritage assets are designated nationally under the relevant legislation (listed buildings, scheduled monuments, registered historic parks and gardens and registered battlefields), but also include World Heritage Sites, which are designated by UNESCO, and conservation areas, which are designated locally under relevant legislation.

Non-designated heritage assets are locally-identified ‘buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets’ (Planning Practice Guidance).

3. How are heritage assets protected?

- 3.1 Whilst the planning protections for non-designated heritage assets are not as strong as those for designated heritage assets, they are still important.
- 3.2 Specifically, paragraph 209 of the NPPF states that:

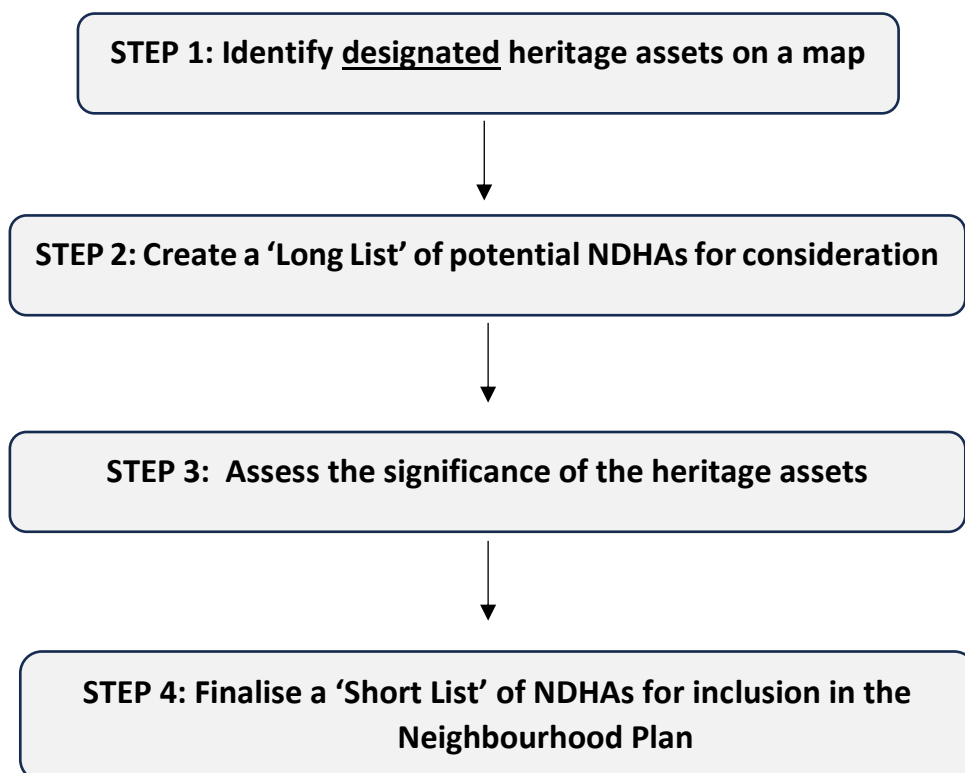
‘the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset’.

4. How are non-designated heritage assets identified?

- 4.1 Neighbourhood planning bodies may identify non-designated heritage assets as part of their plan-making process.
- 4.2 It is important that the decisions to identify them as non-designated heritage assets are based on sound evidence. Objective selection criteria must be used to identify each asset and both criteria and content should be tested through public engagement.

5. A methodology for identifying and assessing non-designated heritage assets

- 5.1 This section outlines a methodology that can be used by neighbourhood planning groups to identify local (non-designated) heritage assets. It is based on guidance from Historic England (Advice Note 7 ‘Local Heritage Listing’).



STEP 1: Identify designated heritage assets on a map

- 5.2 Assets such as listed buildings, Conservation Areas, World Heritage Sites etc. should be discounted at an early stage. This will save assessing assets that are already designated.

STEP 2: Create a 'Long List' of potential NDHAs assets for consideration

- 5.3 Assets may be identified by the group, by using maps or research or the community may be asked for suggestions. Keep all suggestions and a copy of this long list to evidence the process has been properly undertaken.

STEP 3: Assess the significance of the heritage assets

- 5.4 The next step is to objectively assess the value or significance of each asset. A mixture of on-site and research-based assessments may be required.
- 5.5 Criteria to identify non-designated heritage assets in the Parish are set out below.

Asset Description

Asset type

- i. Firstly, note what type of building or structure the asset is e.g. *a semi-detached Victorian house*. (All heritage asset types, including buildings, monuments, areas, parks, gardens and designed landscapes may be considered for inclusion).

Age and/or rarity

- ii. Note the age of the asset. The age of an asset may be an important criterion, and can indicate distinctive local characteristics or building traditions. The older the building the fewer examples of its kind are likely to have survived and so the more likely it is to have historic importance.
- iii. For an asset to have a degree of rarity, it must have a quality that is uncommon either to the locality, district or wider region.

Condition

- iv. Condition is also a factor; whether original features have survived, and the extent to which the building survives in its original condition.

Values (significance)

- 5.6 Assets only need significance in one value to progress (though some may have significance in more than one value); i.e. not all of the value criteria will apply to each asset and should be left blank in such cases. Adherence to these criteria will ensure consistency of approach and will align with government policy and planning practice guidance on heritage assets.

Archaeological/ Evidential value

- v. There will be archaeological value in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Such assets may be in the form of buried remains but may also be revealed in the structure of buildings or in a designed landscape, for instance.

Architectural/ Artistic value

- vi. The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.

Historical/ Cultural Value

- vii. A heritage asset may be associated with figures, organisations or events of significant local interest. It may be an important surviving example of local industries and traditions or it may represent the area's distinctive local culture.

Community/ Social value

- viii. The heritage asset may have played a key role in the development of community identity or sense of place. It may be strongly valued by the community.
- ix. The asset may be a recognised landmark contributing to local distinctiveness. The impact the structure has and the area it impacts upon should be noted, considering important views to and from the heritage asset.

- 5.7 An example of how this methodology could work in practice is shown in Appendix 1. A blank template is included in Appendix 2.

STEP 4: Finalise a 'Short List' of NDHAs for inclusion in the Neighbourhood Plan

- 5.8 Once all the assets have been assessed, those that are considered to have significance under the value headings can be taken forward to the short list.

6. Sources of Information

6.1 A range of information sources can be used, including:

- Feedback from the community;
- Conservation Area Appraisals;
- Local history societies and scholarly societies;
- Community groups, charities and non-government organisations;
- Assets which were considered, but rejected, for national designation.

6.2 Weblinks:

The National Planning Policy Framework (NPPF), 2021

[National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk)

Planning Practice Guidance: Historic Environment

[Historic environment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/historic-environment)

Historic England: National Heritage List for England

[Search the List - Find listed buildings, monuments, battlefields and more | Historic England](https://www.historicengland.org.uk/monuments-and-buildings/national-heritage-list/)

Historic England Advice Note 7 (2nd edition)

[Local Heritage Listing: Identifying and Conserving Local Heritage \(historicengland.org.uk\)](https://www.historicengland.org.uk/advice-note-7/)

Historic England Advice Note 11 (Second Edition)

Neighbourhood Planning and the Historic Environment

[HEAN 11: Neighbourhood Planning and the Historic Environment \(historicengland.org.uk\)](https://www.historicengland.org.uk/advice-note-11/)

Heritage Gateway (for access to the Northumberland Historic Environment Record and other records)

[HeritageGateway - Home *](https://www.heritagegateway.org.uk)

Northumberland County Council Archaeology – for the Northumberland Historic Environment Record (more detailed than Heritage Gateway)

[Northumberland County Council - Archaeology](https://www.northumberland.gov.uk/Archaeology)

Northumberland County Council Conservation Areas

[Northumberland County Council - Conservation areas](https://www.northumberland.gov.uk/Conservation%20Areas)


Northumbria Gardens Trust

[Northumbria Gardens Trust - Home](https://www.northumbriagardens.org.uk)

Historic maps

[Old Maps Online](https://www.oldmaps.org.uk)

Appendix 1. Exemplar Identified Heritage Asset

Address: 8 Main Street, Place Town			
Photos 			
Asset Type:	Building		
Age:	Circa 1850.	Comments about rarity:	Few examples like this in the village.
<p><i>Please note NDHAs might have only one type of value. Enter No and leave comment box blank where a value is not relevant.</i></p>			
Value	Yes/No	Comments	
Archaeological / Evidential	No	N/A	
Architectural / Artistic	Yes	The building survives close to its original condition and is aesthetically pleasing. It is a typical Georgian home being rectangular with a simple façade featuring symmetrical windows. It is built of brick and stone and has an original classical-style pediment over the door. The windows are Georgian style 12-pane sash windows.	
Historic / Cultural	Yes	The house is directly connected to a local family, the Johnsons, farmers and mine owners. The family is connected with the local mining industry.	
Community / Social	Yes	The house is valued by the community and forms part of its collective memory. It forms a significant landmark in the village; it is a distinctive historical property seen on the approach to the village from the west.	

Appendix 2. NDHA Assessment Blank Template

Address:			
Photos			
Asset Type:			
Age:		Comments about rarity:	
<p><i>Please note NDHAs might have only one type of value. Enter No and leave comment box blank where a value is not relevant.</i></p>			
Value	Yes/No	Comments	
Archaeological / Evidential			
Architectural / Artistic			
Historic / Cultural			
Community / Social			