



Historic England

Suffolk's Unforgettable Garden Story

An Introduction to Listing

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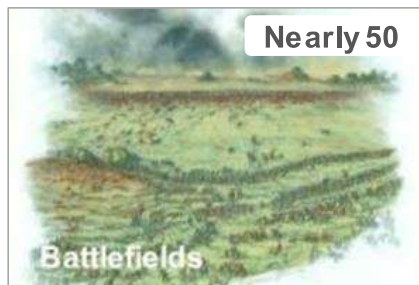
Christopher Laine, Landscape Architect

Historic England - East of England Region

Good evening, and thank you very much for joining us. My name is Eilíse, and I'm a Listing Adviser in Historic England's East of England Listing Team. This evening I'll be introducing you to the world of Listing. Then my colleague Caroline will taking you through the site record form that you will use for the Suffolk project. And our wonderful Landscape Architect Chris Laine will be introducing you to the management of registered landscapes. We hope you find our presentations interesting and informative. If you have any questions at any stage, please pop them in the chat, and we will try to answer them at the end of each section. Caroline, if there are any difficulties with the presentation, please do interrupt me.

What is Listing?

The National Heritage List for England (also known as 'the List')



So, first of all, what is Listing? Listing is a process which provides a degree of protection across a wide variety of heritage assets. If something is 'listed' it means that the building, site or landscape appears as an entry on the National Heritage List for England, which is quite a mouthful so we tend to refer to it as the 'NHLE' or 'The List'.

On 'the List' we currently have over 400,000 Listed Buildings – ranging anywhere from Medieval timber-framed buildings to late-C20 commercial buildings.

We have around 20,000 Scheduled Monuments – ranging from Neolithic Longbarrows to underground Cold War monitoring stations.

There are over 1,650 registered Parks and Gardens – ranging from designed rural landscapes to landscapes of remembrance. We'll mostly be concentrating on the registration of designed landscapes this evening.

There are also over 120 Historic Shipwrecks - including the remains of an armed cargo vessel just off the shore at Dunwich, which is thought to have sunk some time between 1536 and 1600.

Nearly 50 Battlefields – For example, Bosworth Battlefield where Richard III was killed marking the beginning of the Tudor period of history.

And around 20 World Heritage sites including Stonehenge.

LISTING BUILDINGS

'Principles of Selection for Listed Buildings',
DCMS (2018).

Statutory criteria for listing:

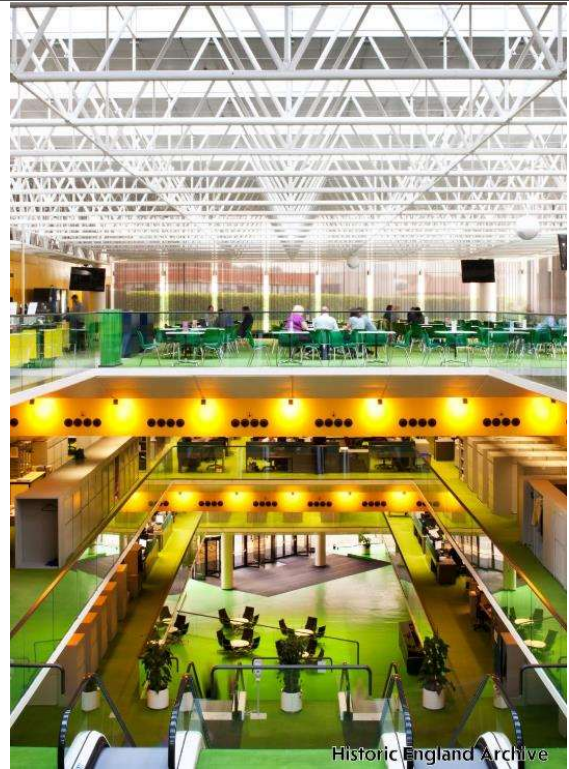
- * Special architectural interest;
- * Special historic interest.

Key factors to consider:

- * Age & rarity;
- * Aesthetic merits;
- * Selectivity;
- * Regional and national interest;
- * Historic interest.

3 Grades:

- * Grade II: 'of special interest' (91.7%)
- * Grade II*: 'of *more* than special interest' (5.8%)
- * Grade I: 'of *exceptional* special interest' (2.5%)



Willis Building, Ipswich, (1970-75) by Norman Foster, Listed at Grade I

When we assess buildings for listing, we first and foremost consult the 'Principles of Selection for Listed Buildings', which were composed by the Department of Digital, Culture, Media and Sport (or DCMS) in 2018. The Principles explain that the statutory or legal criteria for listing are special architectural interest and special historic interest.

The Principles sets out key factors we should consider when assessing buildings for listing, including:

Age & rarity: Generally the younger a building is, the greater the degree of selectivity is required. For example for buildings constructed before 1700, where they retain a high proportion of their historic fabric, they are likely candidates for listing. In comparison, the large numbers of houses built during the Victorian period, or large numbers of commercial offices built in the post-war period means we need to be more selective when assessing those buildings for listing.

Aesthetic merits includes the architectural quality of the building, maybe whether it is associated with a known architect or designer, as well as whether it is innovative in its technology, materials or engineering.

Selectivity considers whether it's representative of a particular building type or a rare or unique example;

Regional and National interest: includes how well it might represent regional buildings materials, traditions or industry, such as milling or cottage industry.

Historic interest considers whether it illustrates an important aspect of the nation's history; or has close historical associations with nationally important individuals,

groups or events.

There are 3 grades at which building can be listed, and the three grades reflect the level of special interest.

Grade II listed buildings are 'of special interest', and represent the bulk, around 92% of buildings on the List.

Grade II* listed buildings are 'of *more* than special interest', and account for around 6% of buildings on the List.

And Grade I buildings are 'of *exceptional* special interest', and only account for around 2.5% of listed buildings. Examples might include an incredibly intact medieval church, a very grand country house, or a very important and intact work by an internationally renowned architect. On the right you'll see the interior of the Willis Building in Ipswich, constructed between 1970 and 1975 to designs by Norman Foster, an internationally renowned architect, and the building is listed at Grade I.

Historic England has published 20 Listing Selection Guides, which provide us with a historic overview of different building types, and point us towards specific factors we should consider when assessing a certain building type for listing. We also publish Introductions to Heritage Assets, which provide us with an in-depth understanding of particular building types, which until now, have been little studied. Both the Selection Guides and Introductions to Heritage Assets can be found on the Historic England website.

SCHEDULING MONUMENTS

Principles of Selection for Scheduled Monuments, DCMS (2013) assess *national importance*:

- * level of archaeological interest;
- * historic interest.

Key factors to consider:

- * Period
- * Rarity / scarcity
- * Documentation
- * Group Value
- * Survival
- * Fragility / vulnerability
- * Diversity
- * Potential

Over 200 categories of monument are represented on the List.



Bungay Castle - The first monument in Suffolk to be scheduled in 1913.

And a brief introduction to Scheduling:

- A 'Schedule' of almost exclusively prehistoric monuments deserving of state protection was first compiled under the Ancient Monuments Protection Act of 1882;
- Scheduling, the selection of nationally important archaeological sites, the oldest form of heritage protection, began in 1913;
- The Secretary of State for Digital, Culture, Media & Sport (DCMS) has a duty to compile and maintain a schedule of ancient monuments of **national importance**, the purpose being to help preserve them, as far as possible.
- **'Principles of Selection for Scheduled Monuments'** were composed by the DCMS (2013) and define the types of nationally important monuments that can be designated as Scheduled Monuments, generally:
 - *'Any building, structure or work, whether above or below the surface of the land, and any cave or excavation; or remains of.'*
- 'National importance' considers the level of archaeological interest and historic interest.
- Key factors we need to consider when assessing national importance are:
 - Whether it characterises a **Period** of monument;
 - How **Rare or scarce** the monument type may be;
 - Any **Documentation** that survives such as archaeological investigations or contemporary records;
 - Any **Group value** it may have with related contemporary monuments or

- those of different periods;
 - How well it **survives and it's present condition** above and below ground or underwater;
 - How **fragile or vulnerable** it may be to threats such as ploughing, neglect or careless treatment;
 - If there is a **Diversity** or combination of high-quality features;
 - And the **Potential** for the existence and importance of archaeological evidence not yet found.
- Over 200 categories of monument are represented on the List, ranging from prehistoric standing stones, to abandoned farmsteads and villages, to First World War practice trenches.
- Similar to the Listing Selection Guides, Historic England has published 18 Scheduling Selection Guides, which provide a historic overview of different types of monuments, and pointers on factors we should take into account when assessing certain monument types for scheduling. We also have Introductions to Heritage Assets for archaeological sites, which provide an in-depth understanding of particular site types, which until now, have been little studied. Again, the Selection Guides and Introductions to Heritage Assets can be found on the Historic England website.

REGISTERING PARKS & GARDENS

'Register of Historic Parks and Gardens of special historic interest in England' est. 1983;

Administered by Historic England (not DCMS);

Registration assesses the *special historic interest* of a designed landscape.

Currently over 1,650 sites registered at:

- * Grade II: 'of special interest'
- * Grade II*: 'of *more* than special interest'
- * Grade I: 'of *exceptional* special interest'



Belle Vue Park, Lowestoft, registered at Grade II in 2002.

The Register of Historic Parks and Gardens of special historic interest in England was established in 1983.

While decisions on scheduling monuments and listing buildings are made by the DCMS, the registration of parks and gardens is administered by Historic England. Registration assesses the special historic interest of a designed landscape. Similar to listing buildings, there are three grades at which designed landscapes can be registered, Grade II, II* and I, each reflecting the level of special historic interest.

REGISTERING PARKS & GARDENS

Key factors to consider:

- Date and period;
- Influence;
- Early or representative example;
- Work of a designer of national importance;
- Associations;
- Group value.



Somerleyton Park Registered at Grade II* in 1984
Somerleyton Hall Listed at Grade II*

When we are assessing the special historic interest of a designed landscape our key considerations include:

The **Date and period**: generally the older and more intact a landscape is, the more likely it is to be registered. For example, for a site formed before 1750, we would be looking for the survival of a significant proportion of the principal features of the original layout. You'll see the fine formal gardens of Somerleyton Park on the screen, registered at Grade II* in 1984.

We also consider if the designed landscape was **Influential** in the development of taste, through reputation or reference in literature;

If it is an **early or representative example** of a style of layout or a type of site, or the work of a designer of national importance;

If it is **associated** with significant persons or historic events;

If it has strong **group value** with other heritage assets, such as a listed country house, a bandstand, or a scheduled deserted medieval village.



Rural Landscapes

Register of Parks and Gardens Selection Guide



Urban Landscapes

Register of Parks and Gardens Selection Guide



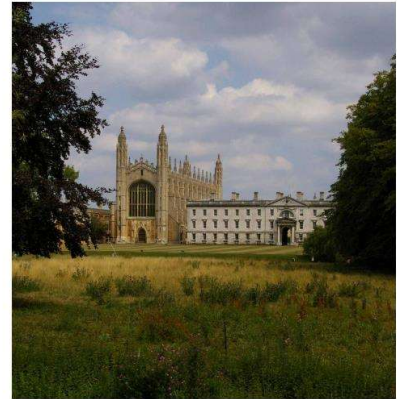
Landscapes of Remembrance

Register of Parks and Gardens Selection Guide



Institutional Landscapes

Register of Parks and Gardens Selection Guide



To help in our understanding of the historic development of designed landscape types we have four Registration Selection Guides: Rural Landscapes, Urban Landscapes, Landscapes of Remembrance, and Institutional Landscapes. In addition to the Selection Guides, we continue to produce Introductions to Heritage Assets, for example one on War Memorial Parks and Gardens, published in 2015, or another on Post-War Landscapes, published in 2020. Both the Selection Guides and Introductions to Heritage Assets are all available on our website.



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Listing Assessments

1. Application Received

- Who can apply? Anyone!
- Submit an application on the Historic England website;
- Desk-based assessment by the Listing Team:
 1. Is it under threat of demolition or serious alteration?
 2. Does it fit into one of HE's strategic priorities (e.g. is it a current project, Suffolk PaGs)?
 3. Does it have strong potential for inclusion on the List?
- Outcomes:
 - Reject or Full assessment.

2. Consultation Report

3. Historic England Recommendation

4. Decision

We thought it would be helpful to bring you through the listing process so that you understand what happens from the point from when we receive an application, through to the final decision.

So firstly, the application – who can apply? Anyone can apply through the Historic England website. When we receive an application, we first check that we have enough information to carry out an initial desk-based assessment. Applications are assessed each week by a Duty Listing Adviser, and we need to ask whether the site meets one of our three criteria to move forward:

- 1) Is it under threat of demolition or serious alteration?
- 2) Does it fit into one of our strategic priorities, for example is it part of a project like Suffolk parks and gardens?
- 3) Does it have obvious or strong potential for inclusion on the List?

Our desk-based assessment will decide whether the application should be rejected (and we explain why) or whether it should be taken forward to full assessment.



Historic England

Listing Assessments

1. Application Received

2. Consultation Report

- Site visit by Listing Adviser;
- Consultation Report:
 - Factual history;
 - Factual description of the building, monument or designed landscape;
- Circulate Consultation Report:
 - 21 calendar days;
 - To a range of stakeholders.

3. Historic England Recommendation

4. Decision

If we take an application forward to full assessment, one of our Listing Advisers will visit the site, and compose a Consultation Report, which contains a factual history and description of the site, and a map showing the proposed extent of a listing, scheduling or registration, and a list of sources. The consultation report is circulated for 21 calendar days to a range of stakeholders. For example, for a Victorian garden in Suffolk, we would consult the owner of the site, the Conservation officer, the Historic Environment Record, Suffolk Gardens Trust, the Victorian Society, and any other relevant interested parties we become aware of.



Historic England

Listing Assessments

1. Application Received

2. Consultation Report

3. Historic England Recommendation

Includes:

- Context;
- Consultation responses;
- Assessment:
 - Principles of Selection for Listed Buildings (DCMS, 2018) / Scheduled Monuments (DCMS, 2013) / Parks and Gardens Designation Criteria (EH, 2010)
 - Historic England Selection Guides (2017);
- Reasons for Designation Decision:
 - Special architectural interest (buildings);
 - Special historic interest (buildings and landscapes);
 - National importance (monuments).

4. Decision

After the consultation period has ended, we compose our recommendation as to whether the site should be designated.

The Context section includes a history of any relevant planning applications, whether it is in a conservation area, and whether it has previously been assessed for designation.

We compile and respond to any consultation responses we have received.

Our assessments look at the guidance provided in the DCMS Principles of Selection for Listed Buildings or Principles of Selection for Scheduled Monuments, or Historic England Parks and Gardens Designation Criteria. We also look at our Selections Guides for pointers on factors we should consider when assessing certain building, monument or landscape types, and explain whether the site meets the strict criteria for listing, scheduling or registration. In our conclusion we provide clear reasons why a building is of special architectural or historic interest and merits listing, why a landscape is of special historic interest and merits registration, or why a monument is of national importance and merits scheduling.



Historic England

1. Application Received

2. Consultation Report

3. Historic England Recommendation

4. Decision

- Decisions on listing and scheduling made by Secretary of State at DCMS;
- Decisions on registrations made by Historic England;
- All consultees notified of the outcome;
- Decision published:
 - National Heritage List for England (NHLE);
 - Heritage Gateway.
- Review requests:
 - Within 28 days
 - DCMS for listings and schedulings;
 - Historic England for registrations.

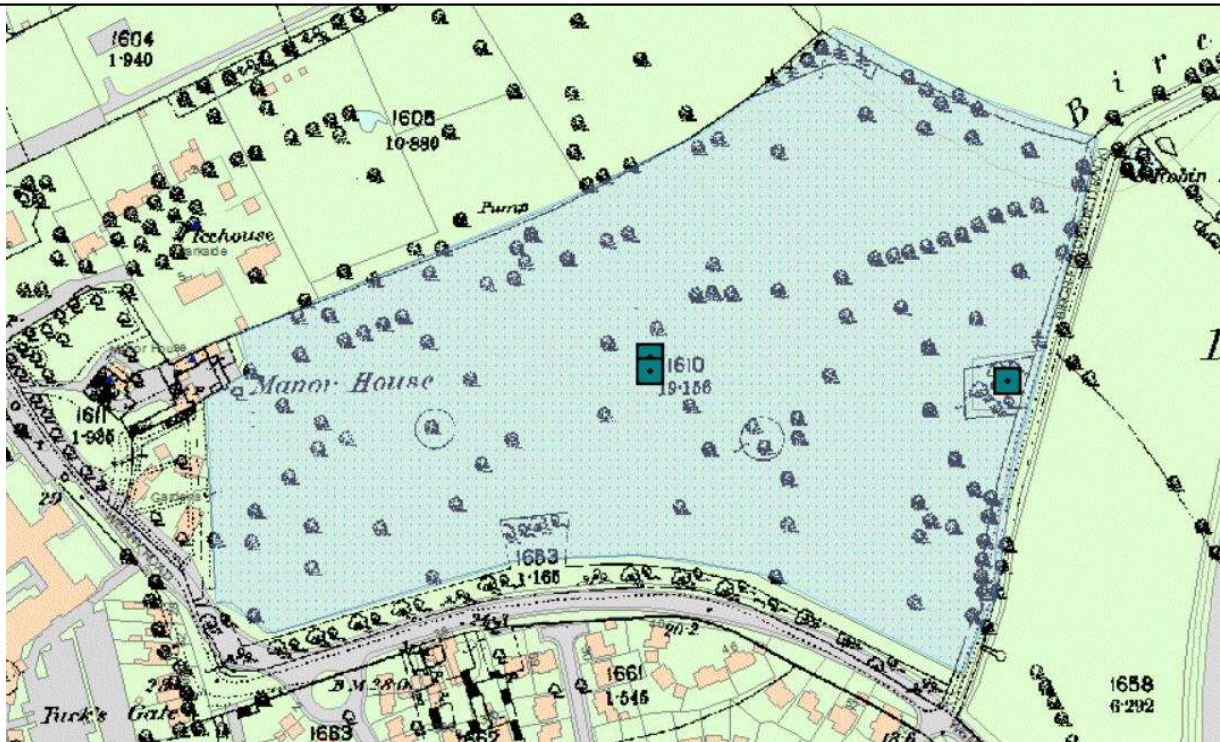
Listing Assessments

Decisions on listing and scheduling are made by Secretary of State at DCMS;

Decisions on registrations are made by Historic England;

All consultees notified of the outcome of the assessment and decisions are published on the National Heritage List for England (NHLE) and Heritage Gateway.

If any party feels we have not followed the correct process, they can submit a review request within 28 days, to the DCMS for listings and schedulings, and to Historic England for registrations.



Recent example of a Reject at Initial Assessment –
Wenny Meadow nr Chatteris

We'd like to show you some examples of recent registration assessments to help explain why they were or were not registered.

We recently received an application in 2020 to assess Wenny Meadow near Chatteris in Cambridgeshire for registration. As we just outlined, our first step is to carry out an initial desk-based assessment to look at the historical information provided by the applicant. Here, the applicant's supporting documentation included historic Ordnance Survey mapping, newspaper articles, historic photographs, as well as current photographs.

This map shows the 1888 Ordnance Survey map overlaid on the current Ordnance Survey mapping.

Wenny Meadow is an area of open land that took on its present landscaped form around the middle of the C19 and is bounded by shelterbelts of trees, fields, and some domestic gardens. The Meadow formerly served as the park for Manor House, which you'll see in the northwest corner. It's associated barn, stables, cowhouse, boundary wall, and former icehouse all survive west and north of the manor House, and are each listed at Grade II. In the parkland north and south of the Manor House, you'll see that a good number of house were built in the C20.

Judged against the criteria for registration, and our supplementary guidance on rural landscapes, we came to the conclusion that Wenny Meadow does not merit

registration as:

- * the park is typical of its date and does not display a high degree of quality or innovation in its design;
- * the separation of the northern part of the former Manor Park, and the development of houses in the C20 around the icehouse in particular, has compromised its original form and appearance.

So we rejected this application for registration, and did not take it forward to full assessment.

house in the mid-C20.

Regarding group value, although the parkland is of clear historic interest as the setting for the listed country house, stables and sun dial, its design demonstrates a limited repertoire that is altogether unremarkable in comparison with registered landscape parks.



The Pearl Centre nr Peterborough

Designed by Professor Arnold Weddle of the Landscape Research Office and executed between 1989 and 1992. Registered at Grade II in 2019.

In 2019 we received an application to assess the Post-Modern offices of the Pearl Assurance Company near Peterborough for listing, and its designed gardens for registration. The gardens surrounding the commercial offices were designed by Professor Arnold Weddle of the Landscape Research Office, and executed under the direction of Chapman Taylor Partners between 1989 and 1992. The application clearly set out the architectural and historic interest of the site, and also explained that there was a live planning application which would destroy some of the designed landscape. Our desk-based assessment concluded that the building and landscape had strong potential for inclusion on the List, that the designed landscape was under threat, and we should take both forward to full assessment.



Draft List entry

History

- Late-C20 commercial offices;
- Peterborough New Town;
- Pearl Centre;
- Arnold Weddle (landscape designer)
- Chapman Taylor Partners (architects)

Details

- Location, setting, landform, boundaries and area;
- Entrances & approaches;
- Principal and other buildings;
- Gardens & pleasure grounds.

Sources

So we carried out a site visit to assess the building for listing, and the designed gardens for registration. When we visited, we also found an ornate unlisted war memorial which had been relocated from the company's London office to their Peterborough office when they moved in the early 1990s, so we also assessed that for listing. Following the site visit, we composed a draft List entry for the gardens with a factual history and description of the site.

The history section discussed the historic context of late-C20 commercial offices and their designed landscapes; the development of Peterborough New Town from the 1960s; a short history of the Pearl Assurance Company in London, their move to Peterborough, and the designed landscape they commissioned for the Pearl Centre; and a short history of the works of the designer Professor Arnold Weddle and architects Chapman Taylor Partners.

The details section of the report set out:

The Location of the site near Peterborough and its woodland setting in a bend of the River Nene;

The landform of the flat fen landscape, and the creation of sculptural landscape forms to control views in and out of the site;

The boundary of the site by a perimeter tree belt, hedges and fencing;

The area of the 10 hectare site;

The entrances and approaches by foot and vehicle;

The principal building, the Pearl Centre, and the other buildings of the site including

the war memorial;

And we provided a detailed description of the elements of the gardens and pleasure grounds, including the two connected lakes, the memorial garden, entrance courtyard (which you will see on the bottom left), physic garden, parterre garden, pyramid, wildflower meadow, and ziggurat.



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Reasons for registration:

- **Special historic interest:**
 - Design by Prof. Arnold Weddle;
 - Rare example.
- **Design Interest:**
 - Creative reworking of a familiar formal language;
 - Architectural quality;
 - Recreational value.
- **Group value:**
 - Pearl Centre (listed G II)
 - War memorial (listed G II*)



So we had three great outcomes here: we listed the commercial offices at Grade II, the war memorial at Grade II* and registered the designed gardens at Grade II: The reasons for registration explain that the gardens possess special historic interest:

* for their design by Professor Arnold Weddle, an accomplished landscape designer and influential lecturer of landscape architecture; and

* as a rare example of a highly designed landscape associated with a contemporary commercial office building.

Also for their design interest:

* as a highly creative re-working of a familiar formal language, executed with masterful handling of form and function;

* for the architectural quality of the landscape design, which is intimately connected with and complements the Post-Modern design of the Pearl Centre by Chapman Taylor Partners;

* for the recreational value of the grounds and gardens, which were designed for the enjoyment of staff relocated from the company's London headquarters, both in views from the building and for lunchtime perambulation.

And for the strong group value the designed landscape holds with the Pearl Centre, designed by Chapman Taylor Partners and built between 1989 and 1992 (listed at Grade II) and a war memorial to the employees of the Pearl Assurance Company who fell in the First and Second World Wars, designed by Sir George James Frampton RA (listed at Grade II*).

When we registered the gardens in 2019, they were the youngest registration on the List, with only 30 years since ground was broken in 1989.

I hope you have found these examples informative and interesting for the work you are going to do in Suffolk. And now my colleague Caroline is going to introduce and guide you through the site record you will be using for the Suffolk project.

| Suffolk's Unforgettable Garden Story Site Record | |
|---|---|
| Site Name | Somerleyton |
| Type of survey | Desk based / Site visit |
| Surveyed by | |
| Heritage Assets | |
| NHLE Names and Numbers | Registered Park and Garden 1000188 Gd II* Somerleyton Hall Gd II* - 1198046 Boundary Wall Gd II - 1352662 Statue 150m north of Church of St Mary Gd II - 1352634 |
| HER Number(s) | Heritage Gateway – Suffolk HER |
| Is it locally listed? | LA website |
| Is it in a Conservation Area? | LA website |
| Owner information (if multiple owners, please provide all known) | |
| Name | |
| Address | |
| Telephone | |
| Email | |
| Main contact for the site | |
| Name | |
| Address | |
| Telephone | |
| Email | |
| Owner / occupier notes | |
| | |



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| Site visit | |
|---|--|
| Date | |
| Site contact | |
| Site visit by | |
| Are there any threats to the preservation of the site? | |
| Are there any Stewardship Schemes relevant to the site? | |
| Is there a management plan in place? | |
| Constraints encountered | |

| Outline history of the site | |
|-----------------------------|--|
| Key dates | Principle phase(s) of development |
| Key people | Any important designers or historical figures associated with the site |
| Events | Was the site associated with any important historical events or movements |
| Influence | Did the site change fashions? Is it a good example of its type? Does it appear in art or literature? |
| Documentation | Archival records or published sources relating to the site's history may add to its interest. Is it well documented? |
| Major changes | Have there been any major losses to the landscape, or incursions from other development? Is it intact as a designed landscape? |
| List of Sources | |

| Description of the site | |
|--|---|
| Ordnance Survey 8 figure grid reference – site centre | TM4923097685 |
| Type of Location / aspect / topography | Somerset Park lies midway between Lowestoft and Great Yarmouth on the northern edge of the Waveney estuary, c 6.5km from the coast on the B1074 Oulton to St Claves road. The park covers c.80ha with a 9ha garden and pleasure ground at its core. The B1074 forms the southern and western boundaries, Green Farm Lane the eastern boundary and estate farmland and woodland the northern boundary. |
| Entrance points and pathways | The main drive enters the park on the south boundary. The B1074 was moved to this location in 1848 to allow the park to extend southwards and this new drive to be created. |
| Main component areas | Kitchen garden; pleasure grounds; Deer park:..... |
| Views and vistas | Direction, features etc |
| Landforms and earthworks | Location, brief description, mark on maps if not obvious |
| Water features | Location, brief description, mark on maps if not obvious |
| Tree species and specimen trees | trees, namely Platanus x hispanica , Castanea sativa, Cedrus libani and Fagus sylvatica are of a girth which suggests they may have been retained from an earlier garden, 1848 . |
| Structural planting | Lime avenue, clipped Yew etc |
| Buildings, constructions and ornaments | Statues, aviary, summer house etc |
| Pleasure grounds/gardens | Location and description... |
| Parkland | Extent and character |
| Land beyond the boundary that makes a contribution to significance | Distant vistas and views |
| Kitchen gardens and productive/service areas | Description |
| Modern features | What has been added in? |
| Boundaries | Describe the boundary walls/fences/ haha |
| Other | |

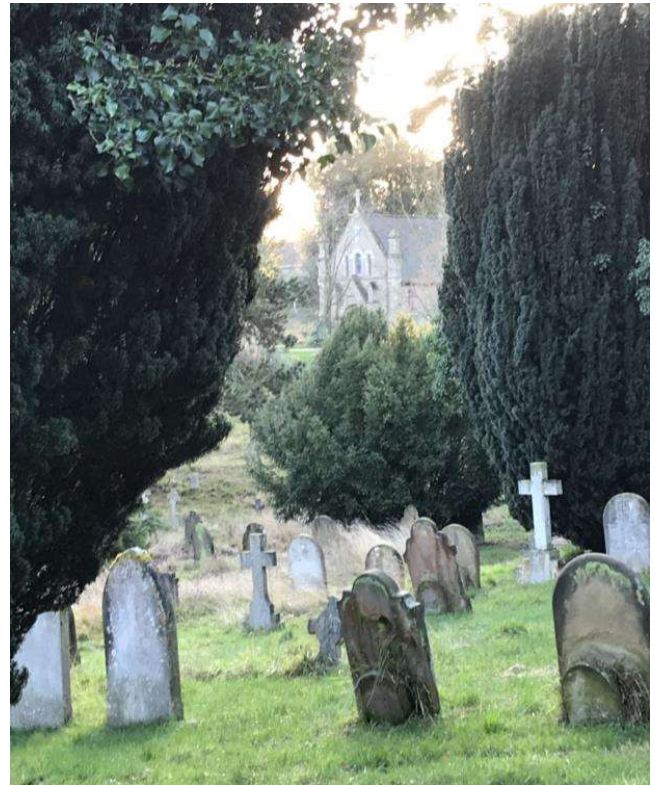
| Concluding | |
|--|----------|
| Final Comments | |
| Site map <u>attached?</u> (Please indicate ownership boundaries where known) | Yes / No |
| Labelled photographs attached? | Yes / No |
| Copies of useful source material attached? | Yes / No |
| Data protection form attached? | Yes / No |



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Managing registered landscapes:

- What does it mean to be registered?
- What are the conservation advantages?
- What are the practical implications for owners/occupiers/managers?



Woodbridge Cemetery, Woodbridge, East Suffolk (grade II; NHLE list entry 1001652)



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© Historic England Historic England Photograph: 29411_008 flown 30/06/2015

Hengrave Hall, Hengrave, West Suffolk (non-registered)

If an historic designed landscape meets the criteria for representing design interest in a national context, it would be added to the *Register of Parks and Gardens of Special Historic Interest in England*, which forms part of the National Heritage List for England.

Many historic designed landscapes are focussed on large country houses or other buildings or monuments already included on the NHLE. This provides some recognition and a degree of protection by providing the 'setting' for such designated buildings and monuments. Moreover, law provides that any unlisted buildings and other structures within the gardens and parkland that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building. Defining 'curtilage' is site specific and can be a difficult process – the subject for another day...

The point to make is that Registration adds another layer of protection – one that recognises the historic designed landscape as nationally important in its own right. Its historic significance and design interest needs to be recognised and considered as part of ongoing management and any proposals for change.



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Conservation advantages:

- Protection via the planning system
 - official status as a 'designated heritage asset'
 - 'material consideration' in planning decisions
 - notification of statutory consultees
- Technical guidance and support
- Raises profile and improves funding opportunities



Glemham Hall, Little Glemham, East Suffolk (grade II; NHLE listentry 1001461)

Registration provides a degree of protection from damage or unsympathetic change via the planning system.

Registration gives the site official status within the planning system as a 'designated heritage asset' – as defined in the National Planning Policy Framework (NPPF).

The NPPF recognises that designated heritage assets are an *"irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations"* (para 189).

The NPPF requires Local Planning Authorities to recognise designated heritage assets - ensuring that their Local Plans set out a positive strategy for the conservation and enjoyment of the historic environment, and include policies that will allow for sustaining and enhancing their significance (para 190). In effect, this should inform the Local Plan's site allocations, which should avoid Registered sites wherever possible and consider their settings. SIA screening...

Registration is a 'material consideration' in the planning process, meaning that local planning authorities must consider the impact of any proposed development on the site's special interest, e.g. its significance.

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more

important the asset, the greater the weight should be). (para 199). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II registered parks or gardens, should be exceptional; assets of the highest significance, notably grade I and II* registered parks and gardens should be wholly exceptional. (para 200). Local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or certain tests apply (para 201).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (para 202)

Furthermore, development proposals affecting Registered sites that require planning permission (as well as some other actions – Agri-environment schemes, WMPs/Felling Licences, etc.) are notifiable to Historic England and the Gardens Trust, acting in their roles as statutory consultees in the planning system or operating under service level agreements with other regulatory bodies. Historic England has been tasked by Government to focus its energies on applications affecting grade I and II* sites, while the Gardens Trust is consulted on applications affecting any grade.

Registration opens the door for further technical advice and support from organisations like Historic England and the Gardens Trust, as well as funding bodies like the National Lottery Heritage Fund, Defra/Natural England, Landfill Tax Credit schemes, etc., all of which prioritise Registered sites.

Registration raises the profile of sites – increasing public interest.



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Practical implications:

- site is nationally important
 - historic significance and design interest should inform ongoing management and any proposals for change
- Potential for added costs and complexity, but no formal consenting regimes or special enforcement powers outside of planning
- Increases public interest



Bawdsey Manor, Bawdsey, East Suffolk (grade II; NHLE list entry 1001465)

As mentioned already, Registration reflects a level of historic significance and design interest that needs to be recognised and considered as part of ongoing management and/or any proposals for change.

Registration is a 'material consideration' in the planning system and the local planning authority's decision-making process about their local plans and determination of individual planning applications.

In drawing up proposals for development, owners/occupiers/managers would need to respond to local and national planning policy, ensuring that harm to the Registered site's significance is first avoided and then minimised if avoidance is not possible.

Any level of harm requires a clear and convincing justification, which the local authority will use to carry out a planning balance weighing the harm against any public benefits delivered by the development.

That said, Registration comes with 'no real teeth':

There are no formal consenting regimes, as is the case for other types of designated heritage assets like listed buildings or scheduled monuments.

There are no special enforcement powers outside of what the local planning authority can set up via conditions or legal agreements linked to planning permissions.

Development such as garden sheds and extensions, and some freestanding structures - all under certain size thresholds - are often allowed under Permitted Development Rights, avoiding the requirement for planning permission.

Nevertheless, owners and managers should always consult their local planning

authority to see if planning permission is required.

Other activities potentially harmful to a Registered site's significance can also fall outside of the planning system, e.g. agricultural operations, minor earthmoving, and both tree planting and felling/thinning operations (below the threshold of a felling licence - in any calendar quarter, you may fell up to 5 cubic metres (m³) of growing trees on your property without a felling licence, as long as no more than 2m³ are sold. Lopping and topping operations, eg pruning and copping, are exempt).

Indeed, there is a misconception that trees within Registered sites are automatically covered by 'Tree Preservation Orders' (TPOs), placing controls over felling or other tree works, as is the case for Conservation Areas. Trees within Registered sites may be subject to individual or group TPOs, but there is NOT automatic blanket coverage.

Registration has the potential to add to the cost and complexity of some site management and maintenance activities, where it may be necessary to engage specialist consultants, use specific methods, equipment or materials, and carry out work at a slower pace to reduce impacts... This extends to drawing up proposals for development – both the design development and paperwork at planning stage and via mitigation, materials, etc. at construction and afterwards if the mitigation requires specific management operations, e.g. maintaining planting to screen views.

Increases public interest



Historic England

Any questions?

Pop them in the chat!

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