

Local List

Buildings of Architectural or Historic Interest



Local List

Historic buildings and structures are a precious and finite resource, and they are powerful reminders of the ways of life and work of earlier generations. Buildings, which are of national importance for their 'special architectural or historic interest' are placed on the national lists by the Department of Culture Media and Sport (DCMS) and known as listed buildings. These are given a significant degree of protection, since Listed Building Consent is required for the majority of building operations other than 'like for like' repairs (see separate leaflet).

There are however many buildings, not of national importance, but which contribute significantly to a locality as examples of the work of local architects, as reminders of events in local history or as celebrations of a local way of life. Such buildings can form the basis of a 'local list', which is usually compiled by members of a local amenity society, who have the best first hand knowledge of the buildings on their patch. Hopefully the existence of a local list will encourage building owners to appreciate the historic value of their properties, and bear this in mind when undertaking alterations that might not require any formal approvals.

Compiling the local list

The production of a Local List for an area needs to go through a number of stages. Once a draft list has been produced, this would then be put out to public consultation before a final version is agreed. This process as a rule generates sufficient textual and photographic information to allow a small publication to be put together, which can then be officially adopted by Babergh District Council as supplementary planning guidance.

How are the buildings chosen?

Reasons for including buildings on a local list include one or more of the following: architecture, local historical association, or because they involve interesting local building techniques or materials. In addition it is usual to include buildings which through some oversight have been missed from the national list.

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Since the older and rarer a building is, the more likely it is to be on the national lists, local lists tend to include a few older buildings that have been significantly altered, along with many more recent buildings, in particular those dating from after 1840.

How are they protected

Babergh's Local Plan (Alteration no. 2 2006) includes policies recognising the importance of buildings of local interest, seeking their identification and protection. In addition many local list buildings will be part of historic settlements and are therefore likely to be afforded the extra protection of being within a Conservation Area.

Ideally a Local List will include a brief description of each building or structure on the list, preferably with a photograph to aid identification. Copies of these descriptions can be inspected at Babergh's Planning Office. The intention of local listing is to identify the character or interest of these buildings and thereby encourage their protection.

Do I need any approvals?

A building on a Local List is subject to no additional requirements with respect to whether Planning Permission or Conservation Area Consent is required for proposed alterations or demolition. However, if such approval is needed, the determination of applications for works to such buildings will take account of the building's being on a Local List as a material consideration.

How do I obtain approval?

You are recommended to discuss your proposals with the Council prior to making an application so that you will know what is likely to receive support, so that your application is well presented and the reasons for making it are fully explained.

Always make your application well in advance of when you plan to undertake any work. Decisions are normally made within 8 weeks.

Local List

To date 'Local Lists' have been adopted for two settlements: Sudbury and Nayland, the former based on the Sudbury Society publication 'Sudbury, Suffolk: The Unlisted Heritage'.

This document can be made available on audio tape, in Braille, large print or another language upon request by telephoning
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