



“LOCAL HERITAGE LISTING” – WHAT WOULD IT MEAN FOR MY PROPERTY?

As part of the emerging Neighbourhood Plan for Maidenhead, a Local Heritage List is being compiled, with the intention of celebrating and protecting the buildings and places which contribute to the heritage character of the town.

Properties included in the list are based initially on Maidenhead Neighbourhood Forum’s public surveys of Jan-Feb 2024, as reported in the Maidenhead Advertiser (see below), which attracted 115 suggestions.

The criteria used for inclusion on the list were:

- Aesthetic interest
- Historic interest
- Architectural interest
- Value as part of a group
- Age
- Rarity
- Archaeological interest
- Landmark status

Importantly, if your house is included in a Local Heritage List this is completely different from being a nationally “Listed Building” which carries restrictions and responsibilities enshrined in law. If your property is on a Local Heritage List, it means that the local authority considers it to have heritage value. Here are some ways this listing might affect your property:

Benefits:

1. **Recognition of Heritage Value:** Being listed recognises the historical, architectural, or cultural significance of your property.
2. **Community Value:** It may increase community awareness and pride in local heritage.
3. **Protection:** While not as stringent as nationally Listed Buildings (e.g. Windsor Castle), your property gains a level of protection against alterations that might harm its heritage value.
4. **Planning Consideration:** When considering planning applications that might affect your property or its context, the local authority must take its heritage status into account.

Considerations:

1. **Restrictions on Alterations:** Certain alterations, especially those visible from public viewpoints, might require planning permission. This includes changes to windows, doors, roofs, and external appearance.

2. **Material Choices:** You might be encouraged (or required) to use traditional materials and techniques for repairs and renovations to maintain the historic character. Using traditional materials and methods can sometimes be more expensive than modern alternatives.
3. **Limitations on Development:** While you can still develop your property, you might face restrictions on size and scale to preserve its character, or the character of neighbouring properties.
4. **Impact on Property Value:** Heritage listings can often positively affect property values due to the prestige associated with historic homes. However, the restrictions could also deter buyers who have plans for redevelopment: this is more relevant to some properties than others.

To see an example of a Local Heritage List, here is the link to the one in Windsor <https://bit.ly/4bbyt6z>

You can download advice from Historic England here: <https://bit.ly/44fuZOB>

News

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Royal Borough: Nominate places outside Conservation Areas

What's your take on 'heritage' sites?

By Anika Nair
anika.nair@hayismedia.co.uk
@AnikaN1981

Residents have a chance to nominate places, buildings, and views that they consider 'heritage' sites for a new local listing.

Maidenhead Neighbourhood Forum (MNF) plans to create a Local Heritage Listing (LHL) as part of a Neighbourhood Plan for the unparished areas of the town.

This a list of the heritage assets which are valued and appreciated by residents and do not already have the protection of being in a Conservation Area.

Andrew Ingram, co-chair of MNF, said: "Normally when you talk about heritage assets, you think 'lovely old, red brick houses'."

"With the better designed parts of town, we're now growing some new heritage assets."

"The waterways by Coppa Club, beside Chapel Arches, is now a nice part of town that's sort of becoming a heritage asset."

"I'm expecting a few people to nominate some aspect of that area as a heritage asset. That's on the modern side."

Andrew said the LHL is a 'diffused' version of a listed building that 'operates locally' and is 'not as formal'.

"It includes spaces and views as well so it might be an open green space that people value. It's about adding character to the town," he added.

"For example, where I live in Boyn Hill, there are lovely old Victorian walls."

"It's a rather lovely structure from a certain time, gives character to the road, gives character to the area and we wouldn't someone to be allowed to knock it down willy-nilly."

"If a building or other heritage asset is included on the list, that doesn't mean it can't be changed or demolished, but it does mean planning officers have to consider the heritage value when deciding whether to allow planning consent."

"We've got some lovely architecture in the town, including Ray Street - a road where you can sort of imagine exactly what it was like when it was built because it's little workers' cottages."

"I think that's the sort of thing people are likely to nominate where you can sense the history in that road."

Maidenhead Neighbourhood Forum will be conducting a survey this month asking people for their suggestions about heritage assets which should be included on the list.

The survey area covers the seven unparished areas of Maidenhead - Furze Platt, Pinkneys Green, Belmont, Boyn Hill, Riverside, St Mary's and Oldfield.

A selection panel including Bob Dalsen, ex-chair of Maidenhead Civic Society, Clare Price, head of casework at Twentieth Century Society, retired architect Peter Knott, Paul Seddon from Maidenhead Archaeological and Historical Society, Emma Barnett from the Maidenhead History Face-book Group and a member from Maidenhead Heritage Centre will review the suggestions in the survey after January 31.

Visit mnf.org.uk to take part in the survey.



Homes in Ray Street have been used as one example of potential Local Heritage Listing candidates. Ref:136103-11