

North Somerset Council

Report to the Executive

Date of Meeting: 23/06/2021

Subject of Report: Adoption of Local List nomination criteria & procedure

Town or Parish: North Somerset

Officer/Member Presenting: Councillor Mark Canniford

Key Decision: No

Reason:

The proposal does not have a significant effect on the communities living or working in two or more wards and will not incur expenditure/savings of £500k or over

Recommendations

To adopt the criteria and procedures within the North Somerset Local List management brief for the addition of locally important heritage assets onto the Local List for North Somerset.

1. Summary of Report

The purpose of the report is to provide key information on the management of North Somerset's Local List as to how heritage assets will be nominated and reviewed against the selected criteria for addition to the North Somerset's Local List.

The report shows detail of the work undertaken to date and the results of a public consultation on the selection criteria.

2. Policy

A local list is a tool to allow Council and Committees to give further considerations within the planning system to locally important heritage assets.

The adoption of a Local List is both supported by central government and the National Planning Policy Framework (NPPF).

Chapter 16, paragraph 185 of the National Planning Policy Framework (NPPF) states that:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

The Local List forms part of North Somerset Council plan to provide a positive strategy to conserve our historic environment.

The adoption of a heritage asset to a formal Local List will identify them as recognised heritage assets by the Council as having heritage significance; they are then considered to be material considerations in the planning process under paragraph 197 of the NPPF.

The adoption of the procedure and criteria of the Local List will also allow the Council to meet the policy aims in Policy CS5 of the North Somerset Core Strategy (adopted 2012) which states that - *The Council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens.*

Policy DM7 (Non designated heritage assets) within The Development Management Polices: Sites and Polices Plan Part 1 (adopted July 2016) will then become effective towards any heritage asset adopted as part of North Somerset Council's Local List.

3. Details

North Somerset Council has a rich and varied historic environment with many heritage assets listed as part of the statutory list by the Department of Culture, Media and Sport (DCMS). However, there are many other heritage assets which are important to the understanding and appreciation of North Somerset's heritage and are of value to the local street scene, wider landscape and local communities.

North Somerset Council, with assistance from Historic England, local interest groups, Town and Parish Councils and the public, is compiling a 'Local List' in order to highlight buildings, structures and archaeological sites which are of local importance.

The criteria and procedure set out in the North Somerset local list management brief details the process in which heritage assets are nominated and then assessed against the selected criteria by our independent panel for possible adoption on to the Local List.

4. Consultation

A public consultation was held from 01/03/21 to 12/04/21 through e-consult only due to restrictions in place from the Covid-19.

The aim of this was to consult the general public on the selected criteria for the Local List to ascertain if they felt it was robust enough in covering the wide range of heritage within North Somerset.

85% of respondents felt the criteria met the needs of the range of heritage within North Somerset.

15% felt it did not meet the needs. This was largely due to misunderstanding of the consultation and a desire to add extra things to the Local List. Unfortunately, this cannot be the case as they have to meet the guidelines as to what constitutes a heritage asset as set out in the National Planning Policy Guidance (NPPG).

For the full list of consultation comments received on the consultation please see Appendix 2.

5. Financial Implications

Costs & Funding

Funding of £2,800 has been secured through the Great Weston Heritage Action Zone from Historic England to support the work. The funding will allow the online publication of an accessible handbook and second handbook/update to include results of first year of nominations.

It will also cover the cost of a conference in Weston Museum (Feb or March 2022) on Local list development, and any training costs associated with the panel.

There is a possibility of a minimal increase in planning fees as a result from processing of applications for Planning Permission or for pre-application enquiries.

6. Legal Powers and Implications

There are no legal implications foreseen. Local Listing is controlled through planning policy and not cover by legislation.

7. Climate Change and Environmental Implications

The designation of the North Somerset local list management brief is not expected to have an effect on climate change and no permitted development rights are affected on any building added to the list that would prevent owners making their assets more energy efficient.

8. Risk Management

The council should be mindful that there will be assets within its ownership that may be nominated by third parties and considered to be of sufficient heritage value to be placed on the Local List. In the event that the council wishes to adapt or develop Locally Listed buildings to meet a strategic service objective or to progress the capital strategy for investment in assets, then this will need to be properly considered as part of the planning process.

9. Equality Implications

There are no implications foreseen, no permitted development rights are affected on any building added to the list that would prevent owners making changes to the asset in regard to accessibility needs. The designation process has included a full public consultation process.

10. Corporate Implications

The North Somerset Local List management brief is consistent with the Corporate Plan objectives to protect the built environment.

There will be additional pressure on staff resources due to the initial set up for nomination to the Local List, the addition of information to the Historic Environment Record database, and possible extra requests for pre-application advice on land or built structures which are added to the Local List, but it is not considered that this will be significant.

11. Options Considered

The adoption of North Somerset Local List management brief is optional but is an aspiration of the Great Weston Heritage Action Zone from which we have significant funding to aid with implementation of the Local List.

It is also endorsed by Central Government to aid local communities in protecting the heritage of their areas they consider important to them and their communities.

Author:

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Cat Lodge, Senior Archaeologist
Cara McMahon, HAZ Officer

Appendices:

Appendix 1: North Somerset Local List management brief. pp 5-8
Appendix 2: Local List E-consultation full report. pp 9-14

Background Papers:

Historic England Local Heritage Listing HEAN7
North Somerset Council Local List Handbook

Appendix 1: North Somerset Local List management brief.



North Somerset Local List Management Brief:

Introduction

North Somerset Council has a rich and varied historic environment with many heritage assets listed as part of the statutory list by the Department of Culture, Media and Sport (DCMS). However, there are many other heritage assets which are important to the understanding and appreciation of North Somerset's heritage and are of value to the local street scene and wider landscape.

North Somerset Council, with assistance from local interest groups, Town and Parish Councils and the public, is compiling a 'Local List' in order to highlight buildings, structures and archaeological sites which are of local importance.

Heritage helps to provide a sense of local identity, and heritage assets can be added to a local list which relate to the distinctiveness of a particular area.

This document sets out the procedure for adding assets to the North Somerset Local List and how this will be managed.

The Purpose of a Local List

A Local List is a way for local communities and North Somerset Council to celebrate the unique history that makes this area special. This can include historic buildings, archaeological sites or parks and gardens, identifying heritage assets which are not of national significance. Only nationally important heritage assets are protected by legislation currently and these assets are given a protection level appropriate to their significance. These levels are as follows:

- Scheduled Monuments
- Grade I
- Grade II*
- Grade II

North Somerset is rich in historic buildings, structures, archaeological sites and gardens, with more being discovered as a result of new development within the area. Inclusion of these locally important assets on a Local List will give the Council and communities the opportunity to give these assets consideration within the planning process.

The Local List will demonstrate what the community and Council feel are important heritage assets in terms of local distinctiveness.

The Value of the Local List

A Local List gives the Council and local community the chance to recognise buildings or other heritage assets that are of important to the history of their place and that these need to be regarded with care in planning decisions. This will benefit both owners and developers in the better understanding of opportunities and constrains of the local area.

The Local List are now a national priority with the announcement made on 23rd October 2019 by Communities Secretary Robert Jenrick with the following press release.

'Local people will be empowered to nominate heritage buildings which are important to them and reflect their local area and identity in the most ambitious local heritage campaign for 40 years, launched today.'

Associated Local and National Policy

Local Lists are suggested within the Government's National Planning Practice Guidance (NPPG) to include non-designated heritage assets which merit consideration within the planning process. This is supported by the National Planning Policy Framework (NPPF) to help recognise local distinctiveness.

North Somerset Council has an adopted policy within the Local Plan which includes non-designated heritage assets to ensure they are taken into consideration within the planning process.

Criteria for adoption to the Local List

The criteria for the Local List are based on the four conservation principles laid out by Historic England:

- **Aesthetic (Designed and Casual)**
- the visual elements of an asset. It does not have to be 'beautiful' to be of value.
- **Communal (Commemorative or Social)**
- the meanings of a place, and how people relate to it through experience or memory
- **Historical (Associative or Illustrative)**
- how a place in the present can connect us to past people, events and aspects of life
- **Evidential**
- the potential of a place to provide evidence about past human activity

The Local List will include these conservation principles in the criteria for an asset being included on the list. It will also focus on local rather than national importance.

Criteria for assessing heritage assets for inclusion within the Local List

CRITERIA	DESCRIPTION
AGE	The age of an asset helps to distinguish the period in which it was built. This can tell us more about how people lived, and what materials and technology were available to them at this time.

RARITY	The asset in question maybe not be nationally rare, therefore not eligible for national listing or scheduling, but it may be rare for the local area and would be valuable to the local list.
VISUAL/AESTHETIC INTEREST	Local areas are often set apart by design that was developed through the use of local materials, giving areas their characteristics and sense of local importance.
GROUP VALUE	Certain assets types or streetscapes are valuable due to their connection with each other or are part of a designed (planned) layout. For example, an historic farmstead and its associated farm buildings have more value as a group, and we can understand more about how these places functioned historically from that group.
ARCHAEOLOGICAL INTEREST	Archaeology can range from buried remains to built structures and can also include some landscapes. These can offer an extraordinary insight into the historic development of a particular area such as why some earlier settlements developed into the towns and villages we know in North Somerset today, and how others just disappeared.
HISTORICAL ASSOCIATION	Some historic assets are considered important due to their connection with important figures or events. This is often linked into Blue Plaque schemes. Buildings or assets related to a local person or event of importance may be added to the local list.
DESIGNED LANDSCAPE INTEREST	Designed landscapes such as parks and gardens which are celebrated locally and are of high quality can be added to the local list.
SOCIAL AND COMMUNAL VALUE	Assets which add to the collective memory of a local place can be valuable in understand the social value and the sense of community in the local area.

Methods of proposing buildings for local listing

Members of the public can nominate a local heritage asset for local listing through the Know Your Place website, where they can upload relevant information and a photograph.

They can also fill out an application to nominate a local heritage asset, which is included in the North Somerset Local List Handbook, and email this to DM.Archaeology@n-somerset.gov.uk.

Once received this will then be collated by the Heritage Officers and distributed to the panel every 3 months in the first year, moving to every 6 months after the initial launch. Once the panel has come to a decision on which assets should become part of the local list for North Somerset, the Heritage Officers and serving Heritage Champion will review these and propose a final list for adoption to the Executive Members.

Proposed review panel for buildings nominated for local listing

The panel below have been chosen for their range of expertise to review all nominations for local listing.

Panel Member Name	Area of expertise
Bob Hardcastle	Architect
John Tranter	Architect
Kath Campbell-Hards	Historic Building Surveyor
Jane Hill	Archaeologist

Nick Corcos	Archaeologist
Gregg Beale	Heritage Consultant
Sharon Poole	Social History
Steve Poole	Social History
Rob Iles	Historic Environment
Specialist members	Organisation
Ros Delany	Avon Gardens Trust
Anne Hills	Avon Gardens Trust
Steve Grudgings	Avon Industrial Buildings Trust
Hamish Orr-Ewing	Avon Industrial Buildings Trust

The panel is entirely voluntary and will meet on a 3-monthly basis for the first year. Following this the panel will sit on a 6-monthly basis. They must agree to follow the written Code of Conduct. The Panel may be reviewed at any time to reflect the amount of nominations to the list received from the public.

We reserve the right to request a new panel member when additional technical expertise is required as set out at the SPEDR meeting 22/04/2021

If a panel member steps down from their post every effort will be made to replace them with a member from the same professional field to ensure the panel is as diverse in expertise as is practically possible.

Approach to reviewing nominations for Local List

As funding for the launch of the Local List has been provided to North Somerset Council by Historic England through the Great Weston Heritage Action Zone (GWHAZ) the first areas open to nominations will be Weston-super-Mare, Worle and Uphill.

After this, nominations will be open for heritage assets across the rest of the district to ensure the legacy of the GWHAZ is rolled out for North Somerset as a whole. It is possible that a thematic approach will be used to ensure a variety of heritage assets are assessed for inclusion on the Local List.

Letter of confirmation

Although there is no legal change to the asset by adding it to the Local List, we intend write to the owners of the assets which are added to the Local List for North Somerset.

Appendix 2: Local List E-consultation full report

Responses to Local List Heritage Handbook & Nomination Criteria e-consultation

This consultation was undertaken in e-consult format and due to Covid restrictions and was live between 1st March 2021 and 12th April 2021. This report summarises the responses received.

Details can be found here: <https://n-somerset.inconsult.uk/locallist/consultationHome>

Question: Do you think the handbook is easy to understand? Yes/No

Yes	33	85%
No	6	15%
Total	39	100%

If you selected 'No', why not?

Too many subsections, needs indexing too
Bit wordy. Could just be bullet points
I'm not sure it carries enough information for the lay person to understand what you require. For example, in the description for Social & Commercial Value there is not much of a clue that when you get to the nomination form that you will be asked for "Known Person". Is the person the asset?
Too long, too technical and is a draft so no sites mentioned to consider
Most reads quite well, but I struggled with the 4 conservation principles. Aesthetic (Designed and Communal) is a phrase not commonly used to most of us! Commemorative, Social, Associative or Illustrative are all abstract. all the things with a blob are complicated and will put people off. In contrast, those with a - are much more tangible eg visual aspects of an asset These explain it much better and all the blobs could be deleted.
Yes but... I think it underplays some of the issues of nominating someone else's property which can affect their freedom of use.
Historic England's Advice Note 7 Local Heritage Listing: Identifying and Conserving Local Heritage (historicengland.org.uk) article 34 states that "all parts of the community should be encouraged to participate, to ensure that a wide range of voices and histories is reflected in the local heritage list." The title of the handbook North Somerset Council's Local List handbook gives no indication of the subject. It would be better to call it North Somerset Council's Non-Designated Heritage Asset List handbook. The handbook and associated Nomination Forms assume a knowledge of the subjects and the terms used. As they are intended for members of the public, they both need greater clarity, to be in plain English, and there needs to be a glossary of terms, eg Non-designated heritage asset

The criteria for the Local List is based on the Conservation Principles from Historic England and are outlined below:

Criteria	Description
Age	The age of an asset helps to distinguish the period in which it was built. This can tell us more about how people lived, and what materials and technology were available to them at this time.
Rarity	The asset in question maybe not be nationally rare, therefore not eligible for national listing or scheduling, but it may be rare for the local area and would be valuable to the local list.
Visual/Aesthetic Interest	Local areas are often set apart by design that was developed through the use of local materials, giving areas their characteristics and sense of local importance.
Group Value	Certain assets types or streetscapes are valuable due to their connection with each other or are part of a designed (planned) layout, for example a historic farmstead and its associated farm buildings have more value as a group, and we can understand more about how these places worked historically from that group.
Archaeological Interest	Archaeology can range from buried remains to built structures and can also include some landscapes. These can offer an extraordinary insight into the historic development of a particular area such as why some earlier settlements developed into the towns and villages, we know in North Somerset today, and how others just disappeared.
Historical Association	Some historic assets are considered important due to their connection with important figures or events. This is often linked into Blue Plaque schemes. Buildings or assets related to a local person or event of importance may be added to the local list.
Designed Landscape Interest	Designed landscapes such as parks and gardens which are celebrated locally and are of high quality can be added to the local list.
Social and Communal Value	Assets which add to the collective memory of a local place can be valuable in understand the social value and the sense of community in the local area.

**Question: Do you think the criteria covers the range of heritage in North Somerset?
Yes/No**

Yes	32	85%
No	6	15%
Total	38	100%

If you selected 'No', why not?

I've put no to write in this box.

It probably does cover everything but I feel that the descriptions need to be more grounded. Social and Communal Value is the least understandable to me
Nothing here covers sites like The Tropicana which should be restored as an outdoor swimming pool
I'm not sure if I'm correct here, but if road signs are not covered by the Local List then I think they should be. Also ancient trackways or green lanes should be included if not already included
Nailsea Town Council responds that the criteria covers the range of heritage in North Somerset but more emphasis could be given to listing.
The categories are, for obvious reasons, generic and abstract. However, I struggle to see which ones would cover features along the banks of the Land Yeo, which is a key part of the story of the village. Where do the various memorials fit and can you include landscape issues such as former mining activity and ancient woodland?

Is the description explaining each of the criteria easy to understand? Yes/No

Yes	29	79%
No	8	21%
Total	37	100%

If you selected 'No', why not?

Pretty easy, but I would define 'asset' so that people don't get fixated on buildings.
I've put no to write in this box.
It probably does cover everything, but I feel that the descriptions need to be more grounded. Social and Communal Value is the least understandable to me
Too long and technical so irrelevant to ordinary people
I struggle with Group Value. I am not sure it needs separate identity. A group of 3 buildings, say, is good because they are old and rare, for example. It was the only criterion that I did not immediately agree with.
Remember that archaeology might be on the shore or only visible at low tide, you should therefore include this in one of the categories above
There needs to be more clarity on how an assets rarity is determined.
The categories are, for obvious reasons, generic and abstract. However, I struggle to see which ones would cover features along the banks of the Land Yeo, which is a key part of the story of the village. Where do the various memorials fit and can you include landscape issues such as former mining activity and ancient woodland?
It appears that some of the questions in the Nomination Forms are best answered by specialists or Local History Societies or Heritage Groups, e.g. how does a member of the public easily and accurately assess rarity, or key features or materials adding to the overall appearance. So, it may be better to have separate forms for Local History Societies or Heritage Groups and another for members of the public, or to encourage members of the public to seek advice from them.

Are there any additional criteria you wish to suggest? Yes/No

Yes	9	25%
No	26	75%
Total	35	100%

If you selected 'Yes' please tell us which additional criteria should be included:

I would specifically mention assets associated with military history, as there are no doubt quite a number of neglected / at risk sites in the county.
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Environmental
A category that that local people can nominate sites that they want included and a category to remove and/or improve existing developments that local people don't like or didn't want to be changed in the first place. An example of this would be the unwanted destruction and removal of the beautiful Italian Gardens. Another example is the shocking waste of money which has resulted in Dolphin Square becoming nothing more a derelict eyesore. Shame on you.
Will there be an exhibition of the final plan for last minute comments?
you might wish to highlight more modern examples of heritage, the 1960s are now seen as vintage, will this be the same with the 4 decades which follow
as above- road signs such as the old cast iron direction signs and mile markers
Consideration should be given to building listings, conservation areas and blue plaques.
It may be that the criteria above will cover the topics that I have suggested and that it is my understanding that is at fault!
I believe that the approach would be enhanced by the inclusion within one or more of the categories (or a new category) with details regarding key individuals who have contributed to the management and upkeep of the buildings and landscape during the life of the asset.
Creeks and waterways
Should include Industrial archaeology, if this is intended to be covered by 'Historical Association', this should be made clearer.

Do you think there is anything missing from the document?

Yes	17	48%
No	18	52%
Total	35	100%

If you selected 'Yes' please tell us what is missing?

A statement preventing people from submitting invaluable heritage assets, you only discuss how to submit which will allow anyone and everyone to submit their property in order to foil planning applications which are needed to deal with the housing crisis. I believe it is important to make clear the criteria minimums for a building to become listed as the document appears currently it suggests any property could be listed. I am all for protecting the property's as need protecting yet using this as a backdoor method to prevent housing is just cruel and bias and has no regard for the needs of North Somerset. It should be clear that locally listing is for protecting properties of historic or town importance and should not be submitted in order to proven planning in the surrounding area.
1. An index 2. Maps! Put each area on a map, on a different page 3. Make it more visually exciting
Not at the highest level, but a few examples of what constitutes 'an asset' might help coverage.
Yes. Environmental impacts. Historically import environmental area
The option to nominate a site online. Having to email a copy of the form is a pain and will put many people off bothering.
1) Clarification over whether you can nominate someone else's propertyand what happens if you do. Do you give the owner the opportunity to stay off the list (to go Ex-directory!) if they want to? One can imagine how - when published - this becomes a document used by families to explore their local heritage. Certain property owners might be significantly disadvantaged if "bus loads of tourists" keep turning up outside their door and making excessive demands for access to a property.

2) On the Nomination Form, the questions are quite specific and if the nominee doesn't have the detailed information, you will get lots of empty boxes. Do you need a sentence that explains how you should complete as much information as you can and provide estimates for dates and other items if you are uncertain. Presumably you will cross check information before publishing
More examples?
Creeks and waterways
A few examples may help

Do you have any further comments on the Local List Handbook?

As a person interested in local history, I think this is a very good idea!
I disagree with the concept of 3 volunteers this allows people who specifically aim to list buildings in order to foil planning applications to gain significant power. i would suggest a larger board is required to get a more communal decision.
It looks a bit "dry" and isn't a celebration. Make it more visually exciting, have maps and photos in it and divide it up by area.
Only that I would be happy to serve on the Local Panel.
1) Clarification over whether you can nominate someone else's propertyand what happens if you do. Do you give the owner the opportunity to stay off the list (to go Ex-directory!) if they want to? One can imagine how - when published - this becomes a document used by families to explore their local heritage. Certain property owners might be significantly disadvantaged if "bus loads of tourists" keep turning up outside their door and making excessive demands for access to a property.
2) On the Nomination Form, the questions are quite specific and if the nominee doesn't have the detailed information, you will get lots of empty boxes. Do you need a sentence that explains how you should complete as much information as you can and provide estimates for dates and other items if you are uncertain. Presumably you will cross check information before publishing
1. This whole process only has value if the property listed actually gets special consideration applied when planning applications are made. A property of historical interest near to me in Nailsea is being turned into flats, the special features were ignored in favour of NSC build build build planning process where residents opinions count for nothing. Your document says on the one hand for an owner it has no planning impact then goes on to state later that it needs to be taken into consideration in the planning process, which is it? It either has standing when planning is considered or it doesn't, it can't be both. 2. I know it's a draft document but there are numerous grammatical mistakes throughout, probably where spell check has changed a word and it has not been read back to check the context. The pages are not numbered but for example have a look under the heading "What does the local list mean in planning" there are 5 or 6 incorrect words, Polices instead of Policies, States for status, weight for weighed etc. "How do we decide what goes on the local list", the last sentence makes no sense, it needs a thorough proof read please.
I think this is a good idea and stops important assets 'slipping through the net'
Presumably it ticks the consultation box but nothing will change - the council will continue to ignore local wishes and will waste money on developments and/or changes that it wants to make instead of things that local people want done.
I wasted some time trying to nominate a site in the How can I get involved ? section. The 2 links were hard work ! I have now spoken with Kate and realise that the process is not yet at the stage of requesting site. When you do the final one - the questions must be as friendly and simple as possible. Where is the site / What is it called

From the list of criteria explain how it achieves the criteria. This questionnaire is quite friendly, so I am sure you have the technique to achieve it
Might be worth listing what is already on any protected heritage list in an appendix. I know we already have some listed buildings, areas etc, but I can't tell if you want to have them on this as well?
I am pleased that our council is looking at a future plan and involving residents to comment. There are many obvious things that need doing and have been on the agenda for years without much progress. Pot Holes must be our priority. Fly Tipping and Faster broadband. The High Street has become a rather boring mix of Shoe, Phone and Coffee houses. Window Shopping is now a thing of the past it seems and this is why the town gets less busy each year in my opinion.
when can we see a sample list to see which the council feel should be included in each category ?
you give the impression that you want sites at this stage but on checking with NSC you don't want them yet; you should have made the purpose and timescale clearer
I am uncomfortable with the idea that Person A can nominate Person B's property as an asset, in a way that will subsequently have implications for subsequent planning decisions. Many noteworthy buildings are working farms which will have to evolve in order to survive as businesses.
Taking the opportunity to highlight assets for the interest of children would be a good idea such as a trail based approach or "treasure hunt" or other fun thing.
Pleased to see this initiative
<p>The draft handbook refers to buildings several times when it should always refer to assets, as they will not necessarily be buildings.</p> <p>The draft handbook states that "members of the public can nominate a building for local listing through the Know Your Place". There is no further explanation in the weblink on how to do this. The list of relevant information at the next paragraph is not consistent with the Nomination Forms, which appear to be intended for a professional or specialist to complete.</p> <p>It is recommended that the Nomination Forms be designed to be easy to process and easy to complete, including on-line, eg a multiple choice for asset type, condition, age and rarity. The handbook should include examples of possible answers to questions. Is there a maximum or preferred file size for photographs that can be uploaded when submitting on-line?</p> <p>It may be helpful to consider having an additional explanatory information leaflet, such as that published by Bromsgrove District Council - see www.bromsgrove.gov.uk/media/2130461/Local-heritage-list-flyer-18-07-16.pdf</p> <p>There is the inconsistent use of title case eg Local List</p>
Despite the assurances given in the Handbook property owners would be very reluctant to have their property included as it may affect their ability to extend/alter their building & it may affect re-sale. Owners should be given the right of refusal to have their property listed.