

## Extract from Brighton and Hove Local Plan (2005)

### HE10 Buildings of local interest

**The planning authority will seek to ensure the retention, good maintenance and continued use of buildings of local interest. Whilst not enjoying the full protection of statutory listing, the design and the materials used in proposals affecting these buildings should be of a high standard compatible with the character of the building.**

- 8.39 Government guidance set out in PPG15 'Planning and the Historic Environment' (1994) advises that many buildings, which are valued for their contribution to the local scene, or for local historical associations, will not merit statutory listing, but can have local architectural or historic value. The council has drawn up lists of locally important buildings for Brighton & Hove, which have been approved and will be published and regularly updated in consultation with local people. The review of the Brighton statutory list added many buildings from the Brighton local list, which in consequence now requires updating. The Hove list was last reviewed in 1997.
- 8.40 Local criteria for selecting buildings of local interest are as follows: those with historic interest will include buildings whose former use effectively reflects the development of the community; which display physical evidence of periods of local economic or social significance; or which have connections with well known local historic events, people or designers. Buildings with architectural significance will be buildings of quality of a particular architectural style or period, a good example of a particular local building or buildings displaying good innovation or craftsmanship. Such buildings remain substantially unaltered and retain the majority of their original features. Included on this list will be buildings that may merit statutory listing and which may be listed buildings in the future. In essence, buildings of local interest will equate in quality to buildings in conservation areas, but are on the local list either because they are of an unusual style within a conservation area or if outside a conservation area because they do not form part of a group that justifies the formal designation.
- 8.41 The implementation of Policy HE10 will be assisted by applicants entering into discussions with the council's Design and Conservation Team at an early stage in the preparation of proposals.
- 8.42 Policy HE10 has particular links with the following in this Plan: the policies relating to design; external lighting; densities; demolition; and landscaping and trees.

