

CRITERIA FOR 'LOCAL LISTING' OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN DISTRICT OF NORTH NORFOLK (approved by Cabinet and Council September 2011)

The following criteria are to be used to select buildings or other structures for 'Local Listing' in the district of North Norfolk.

1. Architectural Importance

- (a) Good example of regional/local style and local distinctiveness
- (b) Intrinsic design value relating to local characteristics
- (c) Good example of a specific style or function (eg. purpose-built motor garage)

2. Contribution to Townscape (Group Value)

Buildings and structures which form part of an architecturally important group (termed group value) and having a cohesive design or historic relationship.

3. Historical Association

Any building/structure which has made a significant contribution to the Conservation Area's history (eg. 1902 lifeboat station at The Gangway, Cromer) or by historical association with a famous national or local person (such as Henry Blogg, Winston Churchill). Where known, the renown of the architect/designer may also have bearing

4. Age

Normally no buildings constructed post-1947 will be considered for 'Local Listing' unless they display a particularly innovative and qualitative design. There will be a presumption in favour of designation of buildings constructed prior to 1948 provided that they are of a standard which complies with one or more of the other criteria.

5. Archaeological Interest

This may be an appropriate reason for local designation provided that the evidence base is sufficiently compelling and a distinct area of interest can be identified

6. Rarity

The occurrence of a particular design or construction

7. Landscape

Relating to the interest attached to historic or natural landscapes and/or the buildings or structures which are located within them, including designed parks and gardens and the grounds of key estates.

8. Landmark

A building or structure with a strong communal or historical association or striking aesthetic value and which may be a key landmark in the local scene

9. Social and Communal Value

A building or structure perceived as a strong source of local identity, social interaction and coherence, community history or tradition.

***NB. The assessment of quality and final decision on listing lies with NNDC. There will always need to be sufficient evidence of the remaining asset or original character to justify the listing.**