

**Brampton Parish Character
Buildings of Local Heritage Interest
Supporting Evidence Document –
December 2021**

BRAMPTON PARISH NEIGHBOURHOOD
PLAN

1.0 Introduction

This supporting evidence document aims to provide Brampton Parish Council with evidence to support the policy in the Brampton Neighbourhood Plan concerning Brampton Parish Character Buildings of Local Heritage Interest in the draft Neighbourhood Plan.

It briefly sets out the background and context to their designation and explains the methodology used.

A short description of the attributes of each character building with supporting photographic evidence is also provided.

2.0 Background

The National Planning Policy Framework (NPPF)¹ sets out the Government's planning policies for England and how these are expected to be applied. Section 16 (paragraphs 189 - 208) of the NPPF covers all aspects of conserving and enhancing the historic environment. Paragraph 190 states that '*Plans should set out a positive strategy for the conservation and enjoyment of the historic environment*'. The NPPF also states in paragraph 189 that, '*Heritage assets range from sites and buildings of local historic value to those of the highest significance*'.

Paragraph 203 of the NPPF confirms that non-designated heritage assets can merit consideration in the consideration of planning matters, stating '*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*'.

The associated National Planning Practice Guidance 'Historic Environment'², confirms that Neighbourhood Plans can identify non-designated heritage assets, stating that, '*There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes*'. Adding, '*it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence*'.

The identification and conservation of locally important heritage assets is also supported and encouraged by local planning policies. The North East Derbyshire Local Plan³, for example, includes a specific section headed Non Designated Local Assets (paras 8.40 to 8.42), which states, '*In addition to the above designated historic assets the district contains a number of buildings, structures and facades that, whilst not nationally considered suitable for statutory listing or having the protection conferred by being situated within a conservation area, nonetheless have local historic or architectural importance to warrant retention and protection*'. Adding, Policy SD9: Non-designated Local Heritage Assets '*aims to ensure that these assets are preserved, whilst development proposals which conserve and take the opportunity to enhance the character, appearance and significance of such assets are treated positively*'.

¹ [National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment)

² <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

³ [file:///C:/Users/yourl/AppData/Local/Packages/Microsoft.MicrosoftEdge_8wekyb3d8bbwe/TempState/Downloads/SubD1%20Local%20Plan%20-%20Publication%20Draft%20\(1\).pdf](file:///C:/Users/yourl/AppData/Local/Packages/Microsoft.MicrosoftEdge_8wekyb3d8bbwe/TempState/Downloads/SubD1%20Local%20Plan%20-%20Publication%20Draft%20(1).pdf)

3.0 Criteria for the identification of Brampton Parish Character Buildings of Local Heritage Interest

The following report identifies non-designated heritage assets in Brampton Parish with the potential for 'local listing' in accordance with the NPPF and Government's Planning Practice Guidance. The approach is supported and guided by good practice, including Historic England's publications 'Local Heritage Listing: Identifying and Conserving Local Heritage: Advice Note 7'⁴, 'Neighbourhood Plan and the Historic Environment: Advice Note 11'⁵, both of which contains advice and guidance on the identification and designation of non-designated heritage assets in a Neighbourhood Plan.

North East Derbyshire District Council and the Peak District National Park Authority has to date not published a criterion for local listing and as such, the non-designated heritage assets/Brampton Parish Local Character Buildings of Heritage Interest identified in have been assessed against criteria, based broadly on that contained in pages 10 to 11 of Historic England's Advice Note 7, and as set out below. As the Advice Note states, '*The development of publicly accessible criteria will be very important for supporting the soundness of the list and the inclusion of heritage assets in it*'.

Through this plan preparation process, a list of potential assets was developed. The proposed assets were then assessed and 'tested' for their appropriateness for designation through the plan preparation process.

4.0 Proposed Brampton Parish Character Buildings of Local Heritage Interest.

The following section briefly details why each asset is important and meets the criteria. An illustrative photograph for each one is also provided. The following section briefly outlines how each building proposed for designation is special and holds a particular local significance. This is structured around the relevant criteria developed by Historic England. An indicative photograph is also provided for each one.

⁴ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

⁵ <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/neighbourhood-planning-and-the-historic-environment-historic-england-advice-note-11/>

NAME OF ASSET: 1. Methodist Chapel, Cutthorpe



1. WHAT IS IT? Is it one of the following?	Yes/No
a building or group of buildings	Yes
a monument or site (an area of archaeological remains or a structure other than a building)	
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	
2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Yes/No
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Yes
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	Yes
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? Of pleasing design, this prominent building has been closely associated with the physical, spiritual and social development of Cutthorpe and the wider Parish.	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Yes/No
Association: It connects us to people and events that shaped the identity or character of the area	Yes
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Yes
Evidence: It is an important resource for understanding and learning about the area's history	Yes
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	Yes
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Yes
How is the asset locally valued as heritage?	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Yes/No
Age ... Is it particularly old, or of a date that is significant to the local area?	Yes
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Yes
Integrity ... Is it largely complete or in a near to original condition?	Yes
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	
Identity ... Is it important to the identity or character of Brampton or a particular part of it?	Yes
Other ... Is there another way you think it has special local value?	
How does this contribute to its value?	
Built in the 19 th Century of old local materials it is one of the older buildings in the village. It has recently been converted into a private residence.	

NAME OF ASSET: 2. The Square, Cutthorpe.



1. WHAT IS IT? Is it one of the following?	Yes/No
a building or group of buildings	Yes
a monument or site (an area of archaeological remains or a structure other than a building)	Yes
a place (e.g. a street, park, garden or natural space)	Yes
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Yes/No
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Yes
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	Yes
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? The buildings are of pleasing design and layout. They are mainly constructed using local materials and retain many of their original features.	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Yes/No
Association: It connects us to people and events that shaped the identity or character of	Yes

the area	
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Yes
Evidence: It is an important resource for understanding and learning about the area's history	Yes
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	Yes
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	
How is the asset locally valued as heritage?	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Yes/No
Age ... Is it particularly old, or of a date that is significant to the local area?	Yes
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Yes
Integrity ... Is it largely complete or in a near to original condition?	Yes
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Yes
Identity ... Is it important to the identity or character of Brampton or a particular part of it?	Yes
Other ... Is there another way you think it has special local value?	Yes
<p>How does this contribute to its value? They are a prominent and feature of the built environment of Cutthorpe. They contribute significantly to the distinctive character and history of the village. This is evidenced in the findings of the community consultation as well as other studies. As the following extract from "A HISTORY OF CUTTHORPE VILLAGE" Part Three by respected local historian Judith Stubbs states,</p> <p><i>'By the end of the eighteenth century Cutthorpe's housing was beginning to be more than antique and many houses were falling down. The old "hovels", the traditional houses of the lowest paid workers and serfs of the mediaeval period landowners were on their last legs. Although substantial building had gone on since 1400, it was totally inadequate to house the growing population of the 1780s.</i></p> <p><i>John Brown was a Scot with a canny eye for business and a desire to build up a personal fortune, which he carried out gradually over the years rising to be Lord Mayor of Chesterfield and a man of some estate. In 1839, he came south to work as assistant agent on the Duke of Devonshire's Estate at Hardwick and moving on after a few years he became chief land agent to Sir Henry Hunloke on his Wingerworth Estate.</i></p> <p><i>John Brown was responsible for the re-building of much of Cutthorpe Village and in many ways it could be described as "John Brown's Model Village". He swept away the old, tumble-down cluttered housing of two or three hundred years which surrounded the Square and built three distinctive stone houses, the last being finished in the 1880s. He also built two brick semi-detached houses on the South side of the Square'.</i></p>	