



Historic England

By email to: [neighbourhoodplanning@westminster.gov.uk](mailto:neighbourhoodplanning@westminster.gov.uk)

Our ref: PL00797055  
Tel. 020 7973 3717  
Date: 24/10/2024

Dear Planning Team

**Ref: Pre-Submission draft of the Maida Hill Neighbourhood Plan (Regulation 16 Consultation)**

Thank you for inviting Historic England to comment on the Regulation 16 version of the draft Maida Hill Neighbourhood Plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Having reviewed the draft Plan, we can offer the following advice.

The Plan does not raise any issues of concern for Historic England and, in our view, sets out policies which will positively ensure that the historic environment will contribute to a sense of place and "good" growth. Therefore, we do not feel it necessary to comment in detail. We can however offer the following minor observations.

In respect of policy MHE1. Re-use and Retrofit. Historic England's advice supports this policy and we have recently published revised and expanded guidance on climate change adaptation and retrofit for heritage assets, Historic England Advice Note 18 (HEAN 18) <https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/>. This sets out a holistic "whole building" approach to improving thermal efficiency in old buildings and replaces our previous advice set out in HEAN 14. We would therefore recommend that the reference in the Plan policy is updated to HEAN 18.



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Appendix 3. Locally Significant Assets. While we assume that these have local architectural and/or historic significance. It would be helpful to set out the criteria within which they have been identified. Setting out the criteria and how they are met will help ensure that their significance can be clearly understood and weighed appropriately by the local planning authority in the event of planning proposals. Historic England Advice Note No 7 Local Heritage Listing <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/> sets out the criteria that may be applied in compiling a local list. We also note the area contains a significant number of streets of high quality Victoria housing which add considerably to the local character and as such the neighbourhood may wish to consider working with the Council to identify those areas of townscape significance in future.

### *Maida Hill Design Guidance and Codes*

This appears to be, as to be expected when dealing with an area of such variable character, predominantly guidance. It may however be helpful to clarify those elements of the advice (such as street SUDS) which can be specified as codes and as to be applied as such within the area, and broader guidance. Nevertheless, in our view, the contents set out a positive framework for ensuring that local character is enhanced, and environmental and public realm improvements are delivered in an effective way. One very minor observation is BF01 Shopfronts states “Garnish colours and materials such as plastic should be avoided” this should presumably read “Garish”.

For more information on incorporating historic environment considerations into a neighbourhood plan, you may also wish to refer to our published advice available here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely

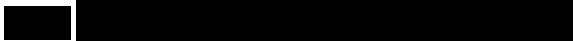
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