

RE: The School House, 138 High Street, Iver, Buckinghamshire - Historic England
Reference: 1489122

3 October 2024

Our reference: 1489122

Dear Ms McCaig

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
The School House, Iver

We write further to your application in which you requested a review of the decision not to list The School House, Iver. The Review Officer for this case had no involvement in the previous decision not to list.

The Secretary of State's Duty and the Principles of Selection for Listed Buildings

The Secretary of State has a duty, under section 1(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to compile (or approve) lists of buildings in England of special architectural or historic interest. This means that the Secretary of State may take into account only the architectural or historic interest of the building when deciding whether to add a building to the list. The 1990 Act also requires the Secretary of State to consult Historic England when considering a building for listing. The Principles of Selection for Listed Buildings can be found at <https://www.gov.uk/government/publications/principles-of-selection-for-listing-buildings>. This sets out the general principles and statutory criteria applied by the Secretary of State when deciding whether a building is of special architectural or historic interest and should be added to the list of buildings compiled under the 1990 Act.

Grounds for review that may result in a decision being overturned

Examples of relevant grounds for might be:

1. Where there has been a significant factual error that has affected the outcome; and/or
2. Where there has been some irregularity in the process that has affected the outcome, e.g. significant relevant considerations have not been taken into account/significant irrelevant considerations have been taken into account, and/or
3. Where there is significant new evidence that has not previously been considered, relating to the special architectural or historic interest of the building.

Only evidence relating to the national special architectural and/or historic interest of a building is relevant to a listing decision. The Principles of Selection for Listed Buildings, (which may be found at: <https://www.gov.uk/government/publications/principles-of-selection-for-listing-buildings>) sets out general principles and statutory criteria for measuring architectural and historic interest. Other factors, such as the cost of upkeep/repair of listed buildings, planning considerations and local importance, cannot

be taken into account.

The Secretary of State's decision

The Secretary of State has considered the review evidence before her and has decided to uphold the earlier decision not to list The School House, Iver. She considers that the original decision was correctly made for the following reasons which address the points raised at review:

The decision not to list the property contradicts the inclusion of the School House in the adopted Ivers Neighbourhood Plan.

While we appreciate the local significance of this building as exemplified by its inclusion on the Iver Neighbourhood Plan and Local listing this does not in itself qualify the building for listing on a national scale. Local listing is an entirely separate, but complementary process. To be added to the statutory list a building must be of national interest which is a much higher bar. The local significance as well as other factors were taken into account and it was determined that the building did not have national architectural or historic significance. As local listing is entirely non-statutory it does not prevent DCMS from deciding not to list.

Historic associations with neighbouring buildings

In listing assessments historic associations with neighbouring buildings or “group value” is taken into account, particularly where buildings comprise an important architectural or historic unity or a fine example of planning or where there is a historical functional relationship between the buildings. However, group value alone does not mean a building qualifies for listing. Usually group value is assessed based upon nationally recognised heritage assets. As stated above The School House and associated buildings are recognised as locally significant however The School House does not meet the requirements to be added to the list as a nationally significant building.

You also asked 2 questions, in response to these:

- It is stated in Historic England's original advice that "The building is not in a conservation area but is locally listed and included in the Iver Neighbourhood Plan as a Heritage Asset." This demonstrates that HE took this into consideration in their listing assessment.
- Historic England sent their advice to DCMS on 24th May 2024 for consideration.

Conclusion

The grounds for review don't provide evidence that the original decision was wrongly made. In particular, there was no irregularity in the process and no significant new information has been provided on The School House, Iver architectural or historic interest.

The original decision was correctly made. The decision and the principal reasons for it should therefore stand. The School House, Iver does not meet the criteria for listing and should not be added to the statutory list of buildings of special architectural or historic interest.

We appreciate this will be a disappointing decision for you.

Yours sincerely,
Designation Review Team



Department
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Media & Sport

Listing and Scheduling Review Team

Heritage Team

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