

# REVIEW OF THE LOCAL LIST OF BUILDINGS OF ARCHITECTURAL OR HISTORIC IMPORTANCE AND THE GAZETTEER OF WAR MEMORIALS

<b>Cabinet Member</b>	Councillor Keith Burrows
<b>Cabinet Portfolio</b>	Planning, Transportation and Recycling
<b>Officer Contact</b>	Nairita Chakraborty Planning, Environment, Education and Community Services
<b>Papers with report</b>	Appendix 1 – Revisions to existing entries in the Local List of Buildings of Architectural or Historic Importance. Appendix 2 – Proposed new entries to the Local List Appendix 3 – Proposed new entries in the Gazetteer of War Memorials

## HEADLINE INFORMATION

<b>Purpose of report</b>	<p>Following the successful adoption and publication of the 'Local List of Buildings of Architectural and Historic Importance' and the 'Gazetteer of War Memorials in the Borough', revisions and new entries to both documents have been requested. These have been assessed and details of the proposed changes are included in appendices to this report.</p> <p>The report seeks approval in principle for the proposed changes to the adopted Local List and a period of consultation with owners and interested groups regarding the proposed new entries. Approval is also being sought on the new entries in the Gazetteer of War Memorials and the necessary notification to the owners.</p>
<b>Contribution to our plans and strategies</b>	<p>Hillingdon's Emerging Local Development Framework Hillingdon Design &amp; Access Statements Hillingdon Unitary Development Plan (Saved Policies 2007) Sustainable Community Strategy Statement of Community Involvement</p>
<b>Financial Cost</b>	<p>The cost of notification and consultation with the owners and interested parties would be under £50 which will be met from the budget for Planning, Environment, Education and Community Services 2011/12.</p>
<b>Relevant Policy Overview Committee</b>	<p>Residents and Environmental Services Policy Overview Committee</p>
<b>Ward(s) affected</b>	<p>All wards in the Borough</p>

## **RECOMMENDATION**

### **That Cabinet:**

1. Approves in principle the proposed changes to the adopted Local List of Buildings of Architectural or Historic Importance as attached in Appendix 1 and 2;
2. Approves a period of consultation with owners and interested groups re the proposed revisions and new entries to the Local List;
3. Approves the new entries in the Gazetteer of War Memorials, as attached in Appendix 3 and ;
4. Instructs officers to carry out the necessary notification on the new entries to the Gazetteer.

## **INFORMATION**

### **Reasons for recommendation**

The Local List of Buildings of Architectural or Historic Importance was adopted in May 2010 following extensive public consultation. Some owners have since requested alterations to the entries for their respective properties and there have also been requests for new additions to the list. The proposed changes have been considered and this report seeks approval for consultation with owners and interested groups on the revised and proposed new entries.

The Gazetteer of War Memorials in the Borough was adopted in September 2010 and following borough wide publicity, there have been requests for further additions to this document. These have been assessed and the report seeks approval for updating the gazetteer to include the new entries.

### **Alternative options considered**

Cabinet could decide not to revise the existing Local List. This would leave buildings worthy of local designation, unrecognised and vulnerable to insensitive development. It would also not address the concerns of Members and residents. Cabinet could decide not to update the Gazetteer of War Memorials. This would leave this document incomplete and a number of the Borough's War Memorials unrecognised.

### **Comments of Policy Overview Committee**

None at this stage

## **SUPPORTING INFORMATION**

### **Local List update**

1. The Local List of Buildings of Architectural or Historic Importance recognises buildings that are considered to be of local significance and that contribute to the unique character and sense of local distinctiveness of the Borough. On 19<sup>th</sup> February, 2009, Cabinet approved a programme for the review of the existing Local List. A pre-

consultation exercise with local Councillors, Residents' Associations, Conservation Panels, Local History Societies and other interested parties was then carried out. The resulting proposals were assessed along with entries already included in the Local List and public consultation on the updated document was undertaken.

2. Following assessment and consultation with owners, the final list was adopted by Cabinet on the 26<sup>th</sup> of May 2010. Since its adoption, there have been requests from some owners to revise the 'Statement of Significance' for their properties. It was also found that the names of some properties were incorrect. These changes have been listed below and the revised entries are included in Appendix 1.

<b>Address</b>	<b>Entry No</b>	<b>Changes proposed</b>
1-4 Riverside Cottages, Coppermill Lock	30	Statement of significance revised based on further historic information suggested by the Chairman of Canal Locks Conservation Area Panel.
The Paddocks, Tile Kiln Lane, Harefield	53	Wrongly named as Lantern House- clarification requested by the owner of Lantern House
Ducks Hill Lodge and Tiptoe, 25- 26 Drakes Drive, Ducks Hill Road	149	Name change requested by owner.
122 Ducks Hill Road	150	Property name and address changed- as requested by owner. Statement of significance revised- as requested by owner.
21 King Edwards Road, Ruislip	188	Property name removed – owner confirmed that the property is known by number only

3. A number of new entries have also been proposed. One has been requested by a local resident, another by a local history society and the others identified by Council officers. These have been assessed and summarised below. The detailed description of these entries has been included in Appendix 2.

<b>Address</b>	<b>Requested by</b>	<b>Assessment</b>
Lantern House, Tile Kiln Lane, Harefield	Property re-assessed following clarification by the owner re the existing entry (The Paddocks)	To be included
Cranford Park Primary School, Harlington (Council Owned)	Identified by officers	To be included
Hillingdon Station (TFL), Long Lane	Identified by officers	To be included
23-25 Wieland Road, Northwood	Identified by officers during assessment of proposed Gatehill Farm Estate conservation area	To be included
Church of the Most Sacred Heart, Pembroke Road	Identified by officers	To be included
Zizzi, 223 High Street, Uxbridge	Identified by officers	To be included
Apollo Building, Blyth Road, Hayes	Identified by officers	To be included
Railway bridge at Oak Grove, Eastcote	Requested by local resident	Not to be included- not enough architectural quality.
Two barns at the Mayling Transport Yard, Broadwater Lane, Harefield	Identified by officers	To be included
The Stables, Goulds Green, Uxbridge	Identified by officers	To be included
Dews Farm, Harvill Road, Harefield, UB9 6JN	Requested by Harefield Local History Society	To be included

4. It is important that owners and interested parties are involved with the Local List review. Officers are, therefore, seeking approval to consult the owners of the new and revised entries, along with the respective Conservation Area Panels and Local History Groups. This will be undertaken in accordance with the guidance given under the adopted Statement of Community Involvement (SCI). It is anticipated that the consultation would be for a period of six weeks. The comments received will be forwarded to Cabinet for further consideration and formal adoption.

#### **Gazetteer of War Memorials update**

5. A Gazetteer of War Memorials in the borough was drawn up between January and July 2010. It includes monuments, statues, memorial tablets, stained glass windows, rolls of honour and buildings or structures commemorating the fallen of the two World Wars, and in one case, a casualty from the Korean War. Sixty-nine memorials are currently recorded in the borough of which twenty-one are publicly accessible.

6. The Gazetteer was adopted by the Council following approval by the Leader in September 2010. A booklet containing information and photographs of all the entries was also published to commemorate the 70<sup>th</sup> year of the Battle of Britain. The publication of the booklet and related events has led to a greater awareness of war memorials in the Borough, and a small number of additional entries have been requested. These have been investigated and are all proposed for inclusion, as summarised in the table below. The related information sheets are contained in Appendix 3.

<b>Address</b>	<b>Requested by</b>	<b>Assessment</b>
RAF Northolt – Spitfire memorial	Restored to commemorate 70 <sup>th</sup> anniversary of the Battle of Britain	To be included
RAF Northolt – Guardian Stone	Unveiled to commemorate 70 <sup>th</sup> anniversary of the Battle of Britain	To be included
Benches at Barra Hall Park, Hayes	Requested by local ward councillor	To be included

### **Consultation**

7. The consultation process for updating the Local List is described in paragraph 4. Once agreed, the owners or occupiers of the new and amended entries will be notified of the changes, the Local Land Charges Team will also be advised of the designations, and the Council's website and Geographical Information System (GIS) will be updated accordingly. No consultation is required on the new entries in the Gazetteer, as this would have no statutory or planning implications. Owners or occupiers will, however, be notified of their inclusion in the Gazetteer.

### **Future revisions**

8. The Local List and the Gazetteer updates are part of a rolling programme of designation across the borough and new entries will be assessed and reported to Cabinet for approval accordingly.

### **CONCLUSION**

9. In order to protect the borough's heritage, it is important that the Council continues to update the Local List and the Gazetteer of War Memorials. The recognition and publicity will be of benefit to local residents as a whole and enhance the attractiveness of the Borough in the longer term. Given the emerging Local Development Framework and the requirement under PPS5 for Heritage Environment Records to be established, it is important that a database of designated historic assets in the borough is maintained and updated regularly, in accordance with current planning policies and guidance.

## **FINANCIAL IMPLICATIONS**

10. The cost of notification and consultation of letters, including envelopes and post would be under £50. This will be met from the current budgets for Planning, Environment and Community Services.

## **EFFECT ON RESIDENTS, SERVICE USERS AND COMMUNITIES**

### **What will be the effect of the recommendation?**

11. The aims of the recommendations are to update the Local List and the Gazetteer of War Memorials. Inclusion on the Local List would have no statutory implications for residents, property owners or other stakeholders. Local Listing is, however, a material consideration when decisions are made on planning and other related applications. Relevant policies are contained within the London Borough of Hillingdon Unitary Development Plan (Saved Policies 27<sup>th</sup> September 2007).

12. The Planning Policy Statement on Planning for the Historic Environment (PPS 5) and recent draft guidance from English Heritage provides for greater recognition of non designated heritage assets such as Locally Listed Buildings. Policy HE8 of PPS5 states that 'The effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining the application'.

13. There are no implications on the update of War Memorials' Gazetteer. The recommendation will, however, lead to a greater awareness and appreciation of war memorials in the Borough.

### **Consultation carried out or required**

14. The respective local councillors, Conservation Area Panels, residents associations, local history societies and other relevant local groups will be consulted on the revisions and new entries to the Local List. This will be undertaken in accordance with the Statement of Community Involvement (SCI), adopted in November 2006. The results of this consultation would be reported back to the Cabinet Member for adoption.

## **CORPORATE IMPLICATIONS**

### **Corporate Finance**

15. A Corporate Finance Officer has reviewed the report and the financial implications within it, and is satisfied that the financial implications properly reflect the direct resource implications on the planning service and any wider implications for the Council's resources as a whole.

### **Legal**

16. Consultation must be undertaken when proposals are still at a formative stage, must give sufficient reasons to permit the consultee to make a meaningful response, and must allow adequate time for consideration and response. In considering the consultation responses, decision makers must ensure there is a full consideration of

all representations arising including those which do not accord with the officer recommendation. The decision maker must be satisfied that responses from the public are conscientiously taken into account.

17. Fairness and natural justice requires that there must be no predetermination of a decision which goes beyond a legitimate predisposition to a certain conclusion: see *R (Wainwright) v Richmond upon Thames London Borough Council* [2001] EWCA Civ 2062, [2001] All ER (D) 422, and *Bovis Homes Ltd v New Forest District Council* [2002] EWHC 483 (Admin).

### **Corporate Landlord**

18. The Corporate Landlord would support the recommendations of this report. The only piece of land mentioned in this report that is owned by the Council is Cranford Park Primary School. There would be no objection to the school being locally listed. The House at Dews Farm is privately owned, but the land surrounding it is owned by the council. This land is green belt, so has no development potential. Therefore, locally listing the farm house has no negative implications for the council from a property perspective.

### **Relevant Service Groups**

19. Relevant service groups were consulted as part of the consultation process, and any comments have been taken into consideration.

### **BACKGROUND PAPERS**

- Cabinet Member report dated 19<sup>th</sup> February, 2009.
- Cabinet report dated 19<sup>th</sup> November, 2009.
- Cabinet report dated 26<sup>th</sup> May 2010.
- Report to the Leader on Gazetteer of War Memorials in the borough, Sept 2010
- Adopted Local List, 2010
- Adopted Gazetteer of War memorials, 2010
- Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment, 23<sup>rd</sup> March 2010
- PPS 5 Planning for the Historic Environment: Historic Environment Planning Practice Guide- 23<sup>rd</sup> March 2010
- London Borough of Hillingdon Unitary Development Plan (Saved Policies 27<sup>th</sup> September 2007)
- Statement of Community Involvement, November 2006