

# REVIEW OF THE LOCAL LIST OF BUILDINGS OF ARCHITECTURAL OR HISTORIC IMPORTANCE

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|---------------------------|---|
| <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 – Proposed new entries to the Local List                           |

## HEADLINE INFORMATION

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|---|--|
| <b>Purpose of report</b>                        | Following the successful adoption and publication of the 'Local List of Buildings of Architectural and Historic Importance', revisions and new entries were requested. These have been assessed and appropriate consultation has been undertaken as approved by Cabinet in June 2011. This report contains the results of the consultation exercise and seeks approval of the new entries to the Local List for adoption (Appendix 1). |
| <b>Contribution to our plans and strategies</b> | Hillingdon's Emerging Local Development Framework<br>Hillingdon Design & Access Statements<br>Hillingdon Unitary Development Plan (Saved Polices 2007)<br>Sustainable Community Strategy<br>Statement of Community Involvement   |
| <b>Financial Cost</b>                           | The cost of notification and updating GIS would be under £50 which will be met from the budget for Planning, Environment, Education and Community Services 2011/12.  |
| <b>Relevant Policy Overview Committee</b>       | Residents and Environmental Services   |
| <b>Ward(s) affected</b>                         | All wards in the Borough   |

## RECOMMENDATION

That Cabinet:

1. **Agrees the new entries to the Local List of Buildings of Architectural or Historic Importance as attached in Appendix 1;**
2. **Instructs officers to notify all the owners/occupiers of the new and revised entries included in the list, and;**
3. **Instruct officers to update the GIS database and the Council website to include the new entries.**

## **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 were considered and following approval from Cabinet in June 2011, owners and interested groups were consulted on the proposed new entries.

The report lists comments received and seeks approval for these entries to be added to the adopted List.

### **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.

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

None at this stage

### **Supporting information**

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, a number of new entries were proposed; one requested by a local resident, another by a local history society and the others identified by Council officers. These were assessed and 10 new entries, including a Council owned building were proposed to be added to the Local List. Cabinet, on 16<sup>th</sup> June 2011, approved a period of consultation with their respective owners.

3. The consultation was undertaken from 21<sup>st</sup> June to 29<sup>th</sup> July 2011. Owners were consulted by way of letters, sent through the post, addressed to the individual properties to ensure that there would be minimal errors in delivery. Two replies were received, and these are as set out below.

| <b>Address</b>                                    | <b>Comments received</b>  | <b>Response</b>   |
|---|---|---|
| Apollo Building, Blyth Road, Hayes                | “No objections to the proposed inclusion. Clarified that the main positive feature of the building are the northern elevation and part of southern elevation, along with the remaining parts of the building being of low architectural or historic interest”                             | Points raised have been noted, and statement of significance revised accordingly.<br>(Please see highlighted text for this entry in appendix 1) |
| Corporate Property (Cranford Park Primary School) | There would be no objection to the inclusion of Cranford School in the Local List. Planning permission has recently been given for extensions, alterations and upgrading of the school buildings and it is not envisaged that local listing would be an issue in their future management. | -   |

4. Following consultation and assessment, the list has been updated and the revised sections form Appendix 1 of this report. The information will also be updated in the online GIS database available to council staff, members and public.

### **Future revisions**

5. The Local List updates are part of a rolling programme and new entries will be assessed and reported to Cabinet for approval accordingly.

### **Conclusion**

6. In order to protect the borough’s heritage, it is important that the Council continues to update the Local List. 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**

7. 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?**

8. The aims of the recommendations are to update the Local List. 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).

9. 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'.

## **CORPORATE IMPLICATIONS**

### **Corporate Finance**

10. 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**

11. As mentioned in the report above, the Planning Policy Statement on Planning for the Historic Environment (PPS 5) aims to provide greater protection to non designated heritage assets such as locally listed buildings. Policy HE8 of the document states that 'The effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining a planning application'.

12. As such it is imperative that the consultation with affected owners and occupiers recently concluded, was undertaken at a stage when proposals were still at a formative stage, provided sufficient reasons to permit the consultee to make a meaningful response, and allowed adequate time for consideration and response. It appears from the information in the Officer's report that the consultation has been conducted in this manner.

13. In considering the consultation responses detailed in the report, Cabinet must ensure there is full consideration of all representations arising including those which do not accord with the officer recommendation. Cabinet must be satisfied that responses from the public are conscientiously taken into account.

### **Corporate Landlord**

14. There would be no objection to the inclusion of Cranford School in the Local List. Planning permission has recently been given for extensions, alterations and upgrading of the school buildings, and it is not envisaged that local listing would be an issue in their future management.

## **Relevant Service Groups**

15. 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.
- Cabinet report dated 16<sup>th</sup> June 2011.
- 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