

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

<b>Cabinet Member(s)</b>	Councillor Keith Burrows
<b>Cabinet Portfolio(s)</b>	Planning, Transportation and Recycling
<b>Officer Contact(s)</b>	Nairita Chakraborty & Sarah Harper – Planning, Environment, Education and Community Services
<b>Papers with report</b>	Appendix 1 – Revised entries in the Local List. Appendix 2 – Proposed new entries to the Local List

## **1. HEADLINE INFORMATION**

<b>Summary</b>	Following the successful adoption and publication of the 'Local List of Buildings of Architectural or Historic Importance' in 2010, revisions to the document are now required and new entries need to be included. These have been assessed and this report seeks approval for the proposed changes and an instruction to officers to carry out consultation with the owners and interested groups. The consultation responses will be reported to Cabinet later in the year.
<b>Contribution to our plans and strategies</b>	Hillingdon's Emerging Local Development Framework Hillingdon Unitary Development Plan (Saved Policies 2007) Sustainable Community Strategy Statement of Community Involvement
<b>Financial Cost</b>	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 2012/13.
<b>Relevant Policy Overview Committee</b>	Residents' and Environmental Services Policy Overview Committee
<b>Ward(s) affected</b>	Botwell, Brunel, Eastcote and East Ruislip, Harefield, Manor, Northwood, Northwood Hills, South Ruislip, Townfield, Uxbridge North, Uxbridge South, West Drayton, West Ruislip

## **2. RECOMMENDATION**

That Cabinet:

- 1. Approves the revisions to the existing entries in the adopted Local List of Buildings of Architectural or Historic Importance, as attached in Appendix 1; and,**
- 2. Instructs officers to carry out consultation with owners and interested groups on the proposed new entries as contained in Appendix 2.**

## Reasons for recommendation

The Local List of Buildings of Architectural or Historic Importance was adopted in May 2010 following extensive public consultation. Further changes and new entries were included in October 2011. Following this, alterations to some of the entries have been requested and new additions identified for inclusion on the list. The proposed changes have been considered and this report seeks approval for revisions to existing entries on the adopted Local List and also an agreement that officers consult with the owners and interested groups on the proposed new entries.

## Alternative options considered / risk management

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.

## Policy Overview Committee comments

None at this stage

## **3. INFORMATION**

### 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 and following assessment and consultation, the final list was adopted on 26<sup>th</sup> of May 2010. This was revised and updated in October 2011.

2. Since then, some existing entries have been statutorily listed and now need to be removed from the Local List. New information has also been received, so that some existing entries need to be revised. The proposed changes are listed below. Full details of the revised entries are included in Appendix 1.

<b>Address</b>	<b>Entry No</b>	<b>Changes proposed</b>
Thatched Cottage, Cuckoo Hill, Eastcote, Pinner	009	Statement of significance revised based on additional historic information.
Nos 177-195 Field End Road, Eastcote	017	Statement of significance revised based on information received from the Local History Society.
Fountain House Hotel, No 120 Church Road, Hayes	077	Change in address to 116-118 Church Road
Oakwood, Catlins Lane, Eastcote, Pinner	145	Statement of significance revised based on assessment carried out by English Heritage.
<b>Address</b>	<b>Entry No</b>	<b>Changes proposed</b>
Coal Tax Post, Footpath across railway line, Eastbury Road/Sandy Lodge Way, Northwood	152	Listed grade II so removed from the local list

Coal Tax Post, top of Potter Street, Northwood Hills	167	Listed grade II so removed from the local list
Coal tax post, rear of playing fields to St Martin's School, Northwood	168	Listed grade II so removed from the local list
Coal Tax post, Rickmansworth Road, Northwood	169	Listed grade II so removed from the local list
Lecture Theatre, Brunel University	226	Listed grade II so removed from the local list (Date of listing - 23 <sup>rd</sup> June 2011)

3. A number of new entries have also been requested by local residents and/or proposed by 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>
Toll House, Bull's Bridge Road, Hayes	Identified by officers	To be included
Wall and gates to Coppinger Court, Station Road, West Drayton	Identified by officers	To be included
Barn to Battlers Wells Farm, Jackets Lane, Northwood	Identified by officers	To be included
Battlers Wells Cottage (Dar Al Tableegh), Jackets Lane, Northwood	Identified by officers	To be included
St Michael's Church, Osborne Road, Uxbridge	Identified by officers during assessment of proposed Rockingham Road Conservation Area	To be included
Presbytery to St Michael's Church, Osborne Road, Uxbridge	Identified by officers during assessment of proposed Rockingham Road Conservation Area	To be included
Bofors Gun tower at Ruislip Manor Sports & Social Club Ltd, Grosvenor Vale, Ruislip	Requested by local resident	To be included
Lodge to Fassnidge Park, Rockingham Parade, Uxbridge	Identified by officers during assessment of proposed Rockingham Road Conservation Area	To be included

Bandstand, Fassnidge Park, Rockingham Parade, Uxbridge (Council owned)	Identified by officers during assessment of proposed Rockingham Road Conservation Area	To be included
Memorial Stone, Fassnidge Park, Rockingham Parade, Uxbridge (Council owned)	Identified by officers during assessment of proposed Rockingham Road Conservation Area	To be included
Drinking Fountain, Fassnidge Park, Rockingham Parade, Uxbridge (Council owned)	Identified by officers during assessment of proposed Rockingham Road Conservation Area	To be included
Entrance Gates and piers to Fassnidge Park, Rockingham Parade, Uxbridge (Council owned)	Identified by officers during assessment of proposed Rockingham Road Conservation Area	To be included
Northwood & Pinner Cottage Hospital, Pinner Road, Northwood	Identified by officers	To be included
Entrance warehouse to Nestle (Canteen building), Nestles Avenue, Hayes	Identified by officers	To be included
Cottages within Nestle site, Nestles Avenue, Hayes	Identified by officers	To be included
Railings, gates and piers to Nestle buildings, Nestles Avenue, Hayes	Identified by officers	To be included
St Mary's Church Hall, Hemmen Lane, Hayes	Originally proposed by residents in 2009. Not included due to insufficient information. However, new information since then has been submitted by local resident.	To be included
No 11a, Ickenham Road, Ruislip	Identified by officers	To be included
No 1 Grove Road, Uxbridge	Identified by officers	To be included
Nos 2, 3 And 4 Grove Road, Uxbridge	Identified by officers	To be included
Nos 5 and 6 Grove Road, Uxbridge	Identified by officers	To be included
No 7 Grove Road, Uxbridge	Identified by officers	To be included
No 8 Grove Road and No 81 Park Road, Uxbridge	Identified by officers	To be included

Langley Farm Barn, Breakspear Road North, Harefield (Council owned)	Identified by officers	To be included
Waterways Cottage, Coppermill Lock, Harefield	Identified by officers	To be included
The Lodge, Harlington Road, Hayes	Identified by officers	To be included

4. It is important that owners and interested parties are involved with the Local List update. Officers are, therefore, seeking approval to consult the owners of the new 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 will be for a period of six weeks. The comments received will be forwarded to Cabinet for further consideration with the revised document.

### **Financial Implications**

5. The cost of notification and consultation letters, including envelopes and postage would be under £50. This would be contained within the budget for Planning, Environment, Education and Community Services for 2012-13.

## **4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES**

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

The aims of the recommendations are to update the Local List, so that due recognition can be given to buildings and structures which make a positive contribution to the Borough's local distinctiveness and appearance. Inclusion on the List would have no statutory implications for residents, property owners or other stakeholders, although Local Listing is a material consideration when decisions are made on planning and other related applications. Relevant policies are contained within Hillingdon's Local Plan (i.e. both Part 1 and the Unitary Development Plan Saved Policies which now form Part 2).

The recently published National Planning Policy Framework (NPPF) and guidance from English Heritage provide for greater recognition of non designated heritage assets such as Locally Listed Buildings. Paragraph 135 of NPPF states that 'The effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application.'

### **Consultation Carried Out or Required**

The respective local Councillors, Conservation Area Panels, residents associations, local history societies and other relevant local groups will be consulted on the 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.

## **5. CORPORATE IMPLICATIONS**

### **Corporate Finance**

Corporate Finance has reviewed this report and concurs with the financial implications set out above.

### **Legal**

The Council's constitution states that the Cabinet are responsible for preparing policy frameworks to be adopted by full Council, which includes proposing policy development. As such, the Cabinet have the power to propose the changes to the Local List set out in this report and to authorise public consultation. 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.

### **Corporate Property and Construction**

Corporate Property and Construction supports the recommendation set out in the report.

### **Relevant Service Groups**

Relevant service groups were consulted as part of the consultation process comments are noted below.

### **Green Spaces**

Green Spaces supports the recommendation set out in the report.

## **6. 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 27<sup>th</sup> October, 2011