

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

Cabinet Member(s)	Councillor Keith Burrows
Cabinet Portfolio(s)	Planning, Transportation and Recycling
Officer Contact(s)	Nairita Chakraborty, Residents Services
Papers with report	Appendix 1 – New entries to the Local List Appendix 2 – Entry to be excluded from the Local List

1. HEADLINE INFORMATION

Summary	Following the successful adoption and publication of the 'Local List of Buildings of Architectural or Historic Importance' in 2010 and an update in 2011, further revisions and new entries have been requested. These have been assessed and consultation has been undertaken as approved by Cabinet in October 2012. This report contains the results of the consultation exercise and seeks approval and adoption of the new entries to the Local List. The new entries are set out in Appendix 1 of this report.
Contribution to our plans and strategies	London Borough of Hillingdon Local Plan: Part 1- Strategic Policies, November 2012 Sustainable Community Strategy Statement of Community Involvement
Financial Cost	The cost of notifying the owners and interested parties is under £50, which will be met from the Planning budget.
Relevant Policy Overview Committee	Residents' and Environmental Services Policy Overview Committee
Ward(s) affected	Botwell, Harefield, Manor, Northwood Hills, Townfield, Uxbridge North, Uxbridge South, West Drayton, West Ruislip

2. 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. Agrees that the property identified in Appendix 2 should not be included in the Local List of Buildings of Architectural or Historic Importance;**
- 3. Instructs officers to notify all the owners/occupiers of the buildings included in Appendix 1 and 2; and,**

4. Instructs officers to update the GIS database and the Council website to include the new entries.

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 were requested and new additions identified for inclusion in the list. The proposed changes were considered and following Cabinet agreement in October 2012, 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 / 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 any issues raised by 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 19th 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 26th of May 2010. This was revised and updated in October 2011.

2. Since then, a number of new entries have been requested by local residents and/or proposed by officers. These were assessed and 26 new entries, including a number of Council owned properties, were proposed for addition to the Local List. On 25th October 2012, Cabinet approved in principle the additions to the list and agreed a period of consultation with their respective owners.

3. The consultation was undertaken from 12th November to 21st December 2012. Owners were consulted by way of letter, sent through the post and addressed to the individual properties, to ensure that there would be minimal errors in delivery. Interested groups were notified by email. All proposed entries were also made available on the Council's website.

4. The consultation exercise resulted in only one response. This was an objection to the inclusion of 1 Grove Road in Uxbridge on the list, on grounds that it had undergone extensive works in recent years. The objector wrote that: *"The owner has changed the property considerably since the late 1970s/early 1980s. This was originally done as permitted*

development under the legislation at the time and there is documentation at the Council to show the original property. Subsequently the owner wanted to change the appearance of the property to a 'Regency' frontage with columns etc and this has been done in the last ten years."

5. The original appearance of the building was confirmed by a local historian who provided a photograph dated 1979 (Appendix 1- Entry 321), showing the original building in a dilapidated state. The building has retained its Victorian core; however the extensive alterations, which include a side addition, basement garage and refurbished second floor and roof, have undermined its architectural integrity. Whilst the building does have townscape value, it is felt that on balance, it does not warrant inclusion in the Local List. The description of the building and the recommendation has been changed with new information included in Appendix 1 (Entry 321).

Future revisions

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

Financial Implications

7. The cost of notification, including envelopes and postage would be under £50. This would be contained within the Planning budget.

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 the London Borough of Hillingdon Local Plan: Part 1- Strategic Policies, November 2012.

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 results of the consultation are included in the report.

5. CORPORATE IMPLICATIONS

Corporate Finance

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

Legal

The Local List that is the subject of this report is a non-statutory document which will be used to guide planning decisions. The inclusion of a property on the Local List will be a material planning consideration to be taken into account in determining planning applications.

The Council's constitution states that Cabinet are responsible for taking a lead on policy development. As such the Cabinet have the power to make changes to the Local List set out in this report.

This report indicates that public consultation has been carried out in relation to the amendments. In considering the consultation responses, decision makers must ensure there is full consideration of all representations including those which do not accord with the officer recommendation. The decision maker must be satisfied that consultation responses have been 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 19th February, 2009.
- Cabinet report dated 19th November, 2009.
- Cabinet report dated 26th May 2010.
- Cabinet report dated 27th October, 2011
- Cabinet report date 25th October, 2012
- Adopted Local List, 2010
- London Borough of Hillingdon Local Plan: Part 1- Strategic Policies, November 2012
- Statement of Community Involvement, November 2006