

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

Cabinet Member	Councillor Keith Burrows
Cabinet Portfolio	Planning and Transportation
Officer Contact	Nairita Chakraborty/ Sarah Harper, Planning & Community Services
Papers with report	Appendix 1 – Draft Local List Appendix 2 – Proposed Local List entry layout Appendix 3 – Revised Programme

HEADLINE INFORMATION

Purpose of report	This report informs Cabinet of the results of the pre-consultation exercise with local groups and the resulting draft Local List of Buildings of Architectural or Historic Importance. It seeks approval of the draft Local List (Appendix 1) for full public consultation. It also seeks approval of a revised programme for the review as set out in Appendix 3.
Contribution to our plans and strategies	Hillingdon's Emerging Local Development Framework Hillingdon Design & Access Statements Hillingdon Unitary Development Plan (Saved Polices 2007) Sustainable Community Strategy Statement of Community Involvement
Financial Cost	The cost of consultation, advertisements and publication would be met from the 2009/10 and 2010/11 budget for Planning and Community Services. This is anticipated to be approximately £2300.
Relevant Policy Overview Committee	Residents and Environmental Services Policy Overview Committee
Ward(s) affected	All wards in the Borough

RECOMMENDATION

That Cabinet:

1. Approves the draft Local List of Buildings of Architectural or Historic Importance as attached in Appendix 1.
2. Agrees a period of borough wide public consultation to seek the views of residents and other interested groups on the draft document.
3. Approves a revised programme for the review as set out in Appendix 3.

INFORMATION

Reasons for recommendation

Between March and May 2009, a borough wide pre-consultation exercise with local groups was undertaken to seek their views on a revised Local List of Buildings of Architectural or Historic Importance. All the suggestions, together with the buildings already included on the list were assessed by officers using the agreed eligibility criteria and scoring system. The resulting draft Local List is considered to include those buildings that not only enhance the quality of the built environment, but also help to maintain a sense of local distinctiveness within the Borough.

Alternative options considered

- Not to revise the existing Local List, leaving buildings worthy of local designation, unrecognised and vulnerable to insensitive development, and the concerns of Members and residents unaddressed.

SUPPORTING INFORMATION

1. The London Borough of Hillingdon has an adopted Local List of Buildings of Architectural or Historic Importance, which pre-dates 1990 and includes limited information on the entries. Since this time, a number of the buildings have been statutorily listed, some have been significantly altered or in extreme cases, demolished. The list, therefore, requires revision to accommodate these changes and to include new additions.

2. Cabinet Member approval was given on the 19th of February, for a programme for a review of the Local List of Buildings of Architectural or Historic Importance. A period of pre-consultation with local councillors, Conservation Area Panels and other local groups, including the Local Strategic Partnership, was also agreed.

3. The consultation, which took place during an eight week period between March and May of this year, was undertaken in accordance with the adopted Statement of Community Involvement. It was carried out by way of a letter, which requested comments on the existing Local List and suggestions, including supporting information, for new buildings that met the agreed eligibility criteria. As part of this process, the existing Local List was made available on the Council website, together with the agreed eligibility criteria. The consultation letters were sent through the post and were addressed to the Chairman of each of the groups, or directly to individuals, to ensure that there would be minimal errors in delivery. The results of the consultation are detailed below.

Summary of responses

4. There was a positive response to the pre-consultation exercise, with many new buildings suggested for inclusion on the Local List. The information provided was assessed by officers and has been collated, together with updated information on existing entries, to form the draft List. Most buildings on the existing list and many of

the suggestions met the eligibility criteria and have been included. Some buildings, however, have been recommended for exclusion. The reasons for this are as follows:

- a. Some buildings on the existing Local List had either been included in the statutory list, or were considered to be curtilage to listed buildings and were, therefore, protected at a higher level.
 - b. A few buildings on the existing list had either been demolished, or had been substantially altered and no longer met the criteria for inclusion.
 - c. Some of the suggestions received were already Locally Listed, or included on the statutory list.
 - d. A number of the suggested buildings did not meet the agreed criteria.
 - e. Some suggestions included areas of townscape, rather than individual buildings and as such could not be considered for inclusion. These will be reviewed for future possible designation as Areas of Special Local Character or Conservation Areas.
 - f. There were a few suggestions that included elements of the natural environment, such as trees and landscaped areas. As the Local List comprises buildings of local architectural or historical interest, these could not be considered.
 - g. A number of suggestions could not be investigated as they either did not have addresses, or could not be located.
5. The full list of the buildings considered for inclusion forms Appendix 1 of this report. The following table summarises the number of suggestions received and entries for inclusion.

Pre-consultation and assessment		
1	Buildings already on the Local List, including buildings proposed in 1990	107+66= 173
2	Total buildings suggested through pre-consultation	225
3	Total buildings assessed (Borough-wide pre-consultation suggestions and entries already on the Local List)	333
4	Total buildings proposed for draft Local List	264

Consultation

6. Following the pre-consultation exercise, a borough wide consultation on the resulting draft Local List is proposed. It is anticipated that this will require a press release to the local newspaper, full details placed on the Council's web site and also made available at all libraries and the Civic Centre Planning Reception. All local councillors, Conservation Area Panels, residents associations, local history groups

and other interested parties will be consulted on the draft document. The consultation period will be six weeks, after which, the suggested amendments will be assessed using the agreed selection criteria and scoring system.

7. The selected entries will form the final draft of the new Local List. This document will follow the format agreed previously by Cabinet and is illustrated in Appendix 2 of this report. It will include a short statement of significance, details of the criteria for inclusion, a photograph and location map for each entry. The final draft will be forwarded to Cabinet for consideration and formal adoption in May 2010. Following this, all owners will be notified by letter and if necessary, adverts included in the local papers.

8. Once adopted, it is proposed to incorporate the information on an online database available to Council staff and Members, as well as for public use. The Council's Geographical Information System (GIS) will also be updated accordingly. Given the requirement of the emerging Heritage Protection Bill for all local authorities to provide and maintain a publicly accessible Historic Environment Record, it is likely that this work will form the basis of this database.

Future revisions

9. The Local List review should be considered as a rolling programme, with updates at regular intervals. It is proposed that these be undertaken using the format proposed within this report.

Revised Programme for review of Local List

10. Given the number of suggestions received as a result of the pre-consultation exercise, collating and assessing this information has taken longer than originally envisaged. As a result, the programme for the review now needs to be revised to allow sufficient time for full public consultation on the draft List; assessment of any additional suggestions and the preparation of the final document for Cabinet approval. The revised timetable is set out in Appendix 3.

CONCLUSION

11. In order to protect the Borough's heritage, it is important that the Council continues to maintain a list of Local List of Buildings of Architectural or Historic Importance. The current list was last reviewed in 1990, it is outdated and contains little information on each entry. Given the emerging Local Development Framework and the proposed Heritage Protection Reforms, it is important that the Local List is updated so that it accords with future planning policies and guidance, and also emerging government legislation.

12. As a result of the large number of responses to the pre-consultation exercise, the programme for the review of the Local List has had to be amended to allow sufficient time for the full public consultation and for finalising the draft document prior to formal agreement. The results of the borough wide consultation will be reported back to Cabinet in May next year, together with the final version of the document.

FINANCIAL IMPLICATIONS

13. It is proposed that the review is publicised in newspapers across the borough to allow full participation from residents. The cost will be between £800-£1000. The cost of the design and printing of 20 posters to be displayed in the libraries and at the Civic Centre will be approximately £500. The cost of sending consultation letters to the residents associations, other local groups and interested parties will be £300. The Council website will be used to host the main element of the public consultation exercise and it is proposed that the final document is also published on the web, thus keeping costs to a minimum. In addition, the cost of notifying owners and occupiers following adoption will be approximately £500. It is anticipated that the total cost will be close to £2300 and will be met from the 2009/10 and 2010/11 budgets for Planning and Community Services.

EFFECT ON RESIDENTS, SERVICE USERS AND COMMUNITIES

What will be the effect of the recommendation?

14. The aims of the recommendations are to recognise buildings and structures which are considered to be of local architectural or historic importance, and which contribute positively to the Borough's local distinctiveness and heritage. 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 27th September 2007).

Consultation carried out or required

15. At the pre-consultation stage all councillors, Conservation Area Panels, residents associations, local history societies, other relevant local groups and the Local Strategic Partnership were consulted. A further wider public consultation exercise will be carried out once the draft list has been agreed by Cabinet. This will be borough wide and will be undertaken in accordance with the Statement of Community Involvement (SCI), adopted November 2006.

CORPORATE IMPLICATIONS

Corporate Finance

16. 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

17. 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, must allow adequate time for consideration and response, and the results of the consultation must be conscientiously taken into account in finalising any proposals.

18. Fairness and natural justice requires that there must be no predetermination of a decision which went 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).

19. The implications of the recent PPS15 consultation are important here in that locally listed buildings will have greater protection if this becomes official policy. However it is recognised that the draft PPS, is dependent on the Heritage Protection Bill being enacted, and that there is no political will to do this in the near future.

Corporate property

20. There are no direct property implications arising from this report.

Relevant Service Groups

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

BACKGROUND PAPERS

- Cabinet report dated 19th February, 2009.
- Existing Local List
- Planning Policy Guidance 15: Planning and the Historic Environment 1994
- Heritage White Paper- Heritage protection for 21st Century, March 2007, DCMS
- Heritage Bill- April 2008, DCMS
- London Borough of Hillingdon Unitary Development Plan (Saved Policies 27th September 2007)
- Statement of Community Involvement, November 2006