

ADDITION OF 2 NEW ENTRIES TO THE COUNCIL'S LIST OF BUILDINGS OF ARCHITECTURAL OR HISTORIC IMPORTANCE

Cabinet Member(s)	Councillor Eddie Lavery
Cabinet Portfolio(s)	Cabinet Member for Environment, Housing & Regeneration
Officer Contact(s)	Mark Butler & James Rodger – Planning, Environment, Education & Community Services
Papers with report	Appendix 1: 2 proposed list entries for the Council's Local List of Buildings of Architectural or Historic Importance.

HEADLINES

Summary	To seek approval from Cabinet to go to public consultation on the addition of 2 new entries (Nos. 305-315 and 317-327 Long Lane and The Paddington Packet Boat Public House) to the Council's Local List of Buildings of Architectural or Historic Importance.
Putting our Residents First	This report supports the following Council objectives of: <i>Our Built Environment; Our Heritage and Civic Pride.</i>
Financial Cost	The cost of the public consultation is estimated at £500 and will be managed within existing Planning and Regeneration revenue budgets.
Relevant Select Committee	Environment, Housing & Regeneration
Relevant Ward(s)	Uxbridge North and Brunel Wards

RECOMMENDATIONS

That the Cabinet:

- 1) Approves for consultation, the 2 new entries to the Local List of Buildings of Architectural or Historic Importance as attached in Appendix 1.
- 2) Authorises officers to undertake public consultation, for 6 weeks, with all the owners/occupiers of the buildings.

Reasons for recommendation

- 1) The Local List of Buildings of Architectural or Historic Importance recognises buildings that are considered to be of local architectural and historic importance that contribute significantly to the unique character and sense of local distinctiveness of the Borough. The proposed 2 entries to be added to the list have been assessed against the Council's Eligibility Criteria and scoring for Locally Listed Buildings (2009) and merit inclusion on the list.
- 2) The period of 6 weeks for public consultation is in line with Hillingdon's Statement of Community Involvement.

Alternative options considered / risk management

- 1) Not to agree to the 2 entries being added to the Local List of Buildings of Architectural or Historic Importance leaving buildings worthy of local designation unrecognised and vulnerable to insensitive development, and the concerns of Members and residents unaddressed.
- 2) Not to comply with the Statement of Community Involvement.

Democratic compliance / previous authority

Cabinet authority is required to approve planning policies / briefs for particular sites.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

Proposal to add 2 new entries to the Council's Local List of Buildings of Architectural or Historic Importance.

Throughout the Borough, there are buildings and structures that contribute to the quality of the built environment and reinforce local distinctiveness and a sense of place. Whilst not statutorily listed, these buildings are of good quality design or are historically significant. They are important local features in their own right and make a significant contribution to the character and appearance of their locality.

The two terraces of **mock Tudor gabled shops along Long Lane** (Nos. 305-315 and 317-327) have been brought to the attention of Council officers. The Council has received a formal approach requesting their consideration for inclusion on the Council's Local List of Buildings of Architectural or Historic Importance. Although the shopfronts have been altered at street level the mock Tudor first floor and gable ends remain largely intact along with many brick pilaster shopfront surrounds to nos. 317-327. There are two identical terraces of 6 shops with residential above dating from the late 1920s/early 1930s. The shops are in the mock Tudor style reflective of the Metroland suburban expansion of this time and have historic value in this respect. The

primary frontage comprises largely unaltered gables of Tudor style black timbering with white painted infill panels. In the opinion of Council officers', the terraces give a pleasing gabled rhythm to this part of Long Lane, with traditional even pitched roofs with a tiled finish. From a wider townscape perspective, the group of two terraced shops are prominently located on the approaches to Hillingdon Circus and contribute positively to the local character of the area. As such they are considered to warrant inclusion on the Council's Local List of Buildings of Architectural or Historic Importance.

The **Paddington Packet Boat Public House** is considered a non-designated heritage asset and has been subject to pre-application discussions and planning applications in the recent past for redevelopment. Council officers had previously considered the building as having architectural and historic interest that may warrant inclusion on the Statutory List of Buildings or Architectural Historic Interest as compiled by Historic England. The Council assessed the building with the aid of an external consultant (BEAMs) who agreed with Council officers that the building does have architectural and historic interest that warranted an application to Historic England for its consideration for Listed status. The Council served a 6 month Building Preservation Notice on the building whilst it was being considered for listing by Historic England. On the 26th November 2019 the Council received notification from Historic England that the application had been unsuccessful and that the Secretary of State for Digital, Culture, Media and Sport had decided not to add the Paddington Packet Boat House to the Statutory List on the recommendations of Historic England.

Despite the Public House not meeting the criteria for Statutory Listing, it is still considered to be of local architectural and historic importance. This view is reinforced within Historic England's Advice Report which was prepared for the Department for Culture, Media, and Sport where it acknowledges that:

'The Paddington Packet Boat Public House is acknowledged as a historic building which makes a positive contribution to this part of Cowley and is a visible reminder of the C19 packet boat trade. The name of the pub clearly references the packet boat service that operated from 1801 to 1830 on the nearby canal, providing a passenger service on horse-drawn barges from Paddington Basin to Uxbridge.'

The building is currently derelict and has had its roof tiles largely removed, however, this does not diminish the justification for local listing.

Buildings on the Local List are not subject to any additional planning controls over demolition or alteration. There are also no changes to the owner's Permitted Development Rights under the Town and Country Planning (General Permitted Development) Order 2015. However, Council policies do support the retention and enhancement of buildings which contribute to the Borough's local distinctiveness.

Hillingdon's Local Plan Part 2 includes policies for the protection of Locally Listed Buildings. The specific policy of most relevance is DMHB3:

DMHB3:

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering

planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

Officers are seeking approval to consult on the draft entries for inclusion on the list. It is the intention to report the results of the consultation back to Cabinet.

The consultation will be undertaken online informing local residents about the proposed 2 entries and providing details of where hard copies can be found and inviting them to make comments on their inclusion. Copies will also be made available at Oak Farm Library and Yiewsley Library respectively, the Planning & Community Services Reception and also on the Council's website. An advertisement will also be placed in the Uxbridge Leader. After a period of six weeks, the responses will be collated and a further report submitted to Cabinet describing the outcome. The 2 draft entries are attached under Appendix 1.

Financial Implications

The cost of the public consultation is estimated at £500 and will be managed within existing Planning and Regeneration revenue budgets. The consultation process will be undertaken by existing staff within the Planning Specialist Team.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities?

The proposed character appraisal and local list additions will help protect the Borough's heritage from harmful development proposals.

Consultation carried out or required

The consultation on both the character appraisal and additions to the local list will be undertaken online. Copies will also be made available at Oak Farm Library and Yiewsley Library respectively, the Resident Services Planning Reception Area on 3 North at the Civic Centre and also on the Council's website. An advertisement will also be placed in the Uxbridge Leader.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed this report and concurs with the financial implications contained within, noting the £500 consultation cost will come from existing Planning and Regeneration revenue budgets.

Legal

The Borough Solicitor confirms that legal implications are contained within the body of the report.

Infrastructure / Asset Management

Neither building/s has any LBH property interest.

BACKGROUND PAPERS

[Hillingdon's Local Plan Part 2.](#)