

RESULTS OF THE PUBLIC CONSULTATION ON TWO PROPOSED ENTRIES TO THE COUNCIL'S LOCAL LIST OF BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST

Cabinet Member(s)	Councillor Eddie Lavery
Cabinet Portfolio(s)	Cabinet Member for Residents' Services
Officer Contact(s)	Mark Butler & Ian Thynne – Planning, Regeneration and Public Realm, Place Directorate
Papers with report	Appendix 1: One proposed list entry on the Council's Local List of Buildings of Architectural or Historic Interest Appendix 2: Updated photograph of Paddington Packet Boat Public House showing current condition of building. Appendix 3: Consultation Responses

HEADLINES

Summary	To seek approval from Cabinet to add one new entry (Nos. 305-315 and 317-327 Long Lane to the Council's Local List of Buildings of Architectural or Historic Importance following a positive response to the Council's Public Consultation. The proposed local listing of the Paddington Packet Boat Public House is recommended for re-evaluation due to its deteriorating condition.
Putting our Residents First	This report supports the following Council objectives of: <i>Our Built Environment; Our Heritage and Civic Pride.</i>
Financial Cost	There are no direct financial implications associated with the recommendations to this report.
Relevant Select Committee	Residents' Services
Wards	Yiewsley and Hillingdon East

RECOMMENDATIONS

That the Cabinet:

1. **Considers the responses to the proposed two new entries to the local list as attached in Appendix 3 following the public consultation;**
2. **Approves the addition of one new entry to the Local List of Buildings of Architectural or Historic Importance as attached in Appendix 1, following the positive response to the public consultation:**
 - **Nos. 305-315 and 317-327 Long Lane, Hillingdon**
3. **Agrees that the entry for The Paddington Packet Boat Public House be re-evaluated for local listing status to allow consideration of the building's deteriorated condition as shown in Appendix 2.**

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 two buildings proposed to be added to the list had been assessed against the Council's Eligibility Criteria and scoring for Locally Listed Buildings (2009) and at the time of the surveys both buildings merited inclusion on the list. The proposed buildings to be added to the list received a generally positive response during the public consultation.
2. The six-week public consultation has been completed and the responses reviewed. During the process it became apparent that The Paddington Packet Boat had deteriorated in condition since it was surveyed and the local listing entry complied. This building would benefit from being re-evaluated to see if it still meets the requisite score against the Council's Eligibility Criteria and scoring for Locally Listed Buildings (2009) and to determine if it still warrants inclusion on the list.

Alternative options considered / risk management

1. Not to agree to nos. 305-315 and 317-327 Long Lane, Hillingdon being added to the Local List of Buildings of Architectural or Historic Importance leaving a building worthy of local designation unrecognised and vulnerable to insensitive development, and the concerns of Members and residents unaddressed.
2. To continue with the listing of the Paddington Packet Boat without re-evaluation. The Council wishes to ensure that a robust process is followed and only buildings that meet the requisite criteria are added to the Local List.
3. Not to agree to the re-evaluation of The Paddington Packet Boat against the Council's Eligibility Criteria and scoring for Locally Listed Buildings (2009) and leaving a

potential building worthy of local designation unrecognised and vulnerable to insensitive development, and the concerns of Members and residents unaddressed.

4. Not to comply with the Statement of Community Involvement, setting out how the Council consults on planning matters.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

1. On the 6th January 2022 the Cabinet approved consultation on two new entries to the Local List of Buildings of Architectural or Historic Importance:
 - i. Nos. 305-315 and 317-327 Long Lane, Hillingdon
 - ii. The Paddington Packet Boat Public House, Packet Boat Lane, Cowley
2. Cabinet authorised officers to undertake public consultation, for six weeks, with all the owners/occupiers of the buildings.
3. The public consultation took place over a six-week period from Wednesday 4th May 2022 until Wednesday 15th June 2022. The consultation was undertaken online, informing local residents about the proposed 2 locally listed buildings providing details of where hard copies of the documents could be found and inviting them to make comments on its content. Copies were also made available at Uxbridge Library, the Resident Services Planning Reception Area and also on the Council's website. An advertisement was also placed in the Uxbridge Leader and notifications were sent out through the Council's Facebook Page and Twitter accounts.
4. A total of 12 responses were received, the vast majority of which were positive and supported the 2 new entries to the Council's Local List of Buildings of Architectural Importance. A response was received from one of the affected landowners (The Paddington Packet Boat Public House which is owned by Paddington Packet Boat Developments Ltd) who provided very detailed comments objecting to its inclusion on the list.
5. The responses have been collated and have all been reviewed. A table format has been used containing a summary of each consultation response along with an officer response and is attached in Appendix 3. Key comments/corrections include:
 - Following the original assessment of the Paddington Packet Boat it is noted that it has deteriorated in appearance with the decorative pierced elements of the barge boards having been removed along with a number of roof slates creating holes within the roof. The current condition of the building can be observed in Appendix 2.
 - Detailed concerns have been raised by the owner of The Paddington Packet Boat Public House which is owned by Paddington Packet Boat Developments Ltd). They currently have a planning application with the Council to redevelop the site for the

demolition of the public house and its redevelopment for student accommodation (76795/APP/2021/3704). They view the current application for local listing as an unfortunate attempt to hinder the current planning application for the redevelopment of the site and is not good planning practice.

Whilst the request for Local Listing sits outside the planning approval process, it is recognised that there has been a deterioration in the fabric of the Paddington Packet Boat since the assessment that informed the public consultation. Therefore, a re-evaluation of a building against the local listing criteria is required. However, it should also be noted that the building is already considered meritorious in terms of local heritage and the planning determination will need to factor in the non-designated heritage status regardless of the listing.

Financial Implications

There are no direct financial implications associated with the recommendations to this report. The administration of adding new entries to the local list will be managed by existing resources within the Planning Specialist Service.

RESIDENT BENEFIT & CONSULTATION

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

The local list additions will provide a degree of protection of the Borough's heritage assets and will be a material factor in considering any new planning proposals.

Consultation carried out or required

As explained in the report, the consultation on the new addition to the local list was undertaken online. Copies were also made available at Uxbridge Library, the Resident Services Planning Reception Area at the Civic Centre and also on the Council's website. An advertisement was also placed in the Uxbridge Leader and social media.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed this report and confirms that there are no direct financial implications associated with the recommendations within this report.

Legal

As explained in the report, the owner of the Paddington Packet Boat Public House has raised strong objections to the local listing of this building. The Council is required to conscientiously take the outcome of the consultation into account and also in accordance with paragraph 203 of the National Planning Policy Framework, the Council must "reach a balanced judgement having regard to the scale of any harm or loss [to the owner] and the significance of the heritage asset.

BACKGROUND PAPERS

[Cabinet report and decision – 6 January 2022](#)