

REPORT FOR: CABINET

Date of Meeting:	11 October 2012
Subject:	Locally Listed Buildings
Key Decision:	Yes [Affects two or more Wards]
Responsible Officer:	Andrew Trehern, Corporate Director of Place Shaping
Portfolio Holder:	Councillor Keith Ferry, Portfolio Holder for Planning and Regeneration
Exempt:	No
Decision subject to Call-in:	Yes
Enclosures:	Appendix 1: Buildings recommended for inclusion in Harrow's list of Locally Listed Buildings Appendix 2: Draft Locally Listed Buildings SPD Appendix 3: Recommendation from LDF Panel – scheduled to meet on 4/10/2012

Section 1 – Summary and Recommendations

This report summarises proposed changes to Harrow's List of Buildings of Local Historic or Architectural Importance and advises Cabinet of a consultation draft Locally Listed Buildings supplementary planning document.

Recommendations: That Cabinet

- a) approve the amendments to the List of Buildings of Local Historic or Architectural Importance at Appendix 1 including the proposed removal of No. 75 Gordon Avenue Stanmore and No. 31 Pinner Road; and
- b) approve the draft Locally Listed Buildings Supplementary Planning

Reason: (For recommendation)

1. To ensure that the local Historic Environment Record is up to date in accordance with the National Planning Policy Framework.
2. To progress the preparation of a supplementary planning document relating to locally listed buildings as a guide to owners and occupiers, and to inform the preparation of and decisions relating to planning applications for locally listed buildings.

Section 2 – Report

A. Introduction

1. At the request of the Local Development Framework Panel at its meeting of 15 March 2011, a review of Locally Listed buildings has been undertaken and a draft guidance note on locally listed buildings has been prepared. Following recommendations by the Local Development Framework Panel on 4 October 2012 it is requested that Cabinet approve the amendments to the Local List (two deletions and 37 additions) and approve the draft Locally Listed Buildings Supplementary Planning Document for publication for formal consultation..

B. Options considered

2. The option of taking no action was considered as an alternative. However, it was recognised that not reviewing the local list could undermine the value of the list if buildings no longer worthy of such status remain on the list, and it could put heritage assets at risk if they are not identified as locally important where appropriate. Similarly, not providing the guidance note on good practice for the conservation and maintenance of locally listed buildings would put these heritage assets at greater risk. To ensure that the guidance note carries status as a 'material consideration' in planning decisions it is considered necessary to adopt it as a supplementary planning document, so publication of the guide as an informal document can also be discounted.

C. Harrow's List of Buildings of Local Historic or Architectural Importance

3. An up-to-date historic environment record underpins policy and planning decisions about heritage assets, including those classed as 'non designated' assets such as locally listed buildings. A Locally Listed Building is a building, structure or feature which is important in the local context due to its architectural or historic interest or its townscape/group value. Harrow's current local list has over 700 entries. Harrow has maintained a list of buildings of buildings of local historic or architectural importance since 1983 and the list

was last reviewed and updated in 1990 with occasional single additions since then. There is an approximate total of 726 buildings included on the current local list.

4. Following a report to the LDF Panel on 15th March 2011 officers have carried out a public consultation and review of the list to ensure that it remains an up to date record of buildings of local importance and that it continues to form a sound basis for policy and decision making in respect of non-designated heritage assets in the Borough. As a result of this exercise it is proposed to adopt an amended list with 2 existing entries removed and 35 new entries added.

5. The 2 removed entries are:

- Cumberland House, 75 Gordon Avenue, Stanmore (no longer merits listing); and
- 31 Pinner Road, Harrow (demolished).

6. The 35 new entries comprise all those listed in Appendix 1 so a selection of

- Street scene features namely: a Post Box, Harrow on the Hill; Finger posts, various locations; 2 Milestones, Uxbridge Road; Harrow Weald Recreational Ground Memorial Gateway; 3 Boundary Stones; Drinking fountain, Old Church Lane and Gate Piers at entrance to Park Drive; entrance gates and pillars to Pinner New Cemetery Pinner Road
- Schools: Heathfield School for Girls, Beaulieu Drive; Whitefriars First & Middle Schools, Whitefriars Drive, Wealdstone and Roxbourne First and Middle Schools, Torbay Road: Locally List and Harrow College, Brookshill, Harrow Weald, HA3 6RR
- Residential homes or part of them namely: Bentley Priory Manor House, 4 Orme Lodge, Gordon Avenue; Bernays Park Shelter; 22 and 24 Ashbourne Avenue, Harrow; Leaflands, South Hill Avenue: 52 and 54 Waxwell Lane; Herondale, 26 and 28 Gordon Avenue: 66 Hutton Lane; The Lodge, South View Road; Sans Souci, South View Road, Pinner; Lodge (660) Pinner Road and The Cottage and Spindle Cottage, Cuckoo Hill, Pinner
- Churches or chapels namely: St Michael and All Angels, Bishop Ken Road; St Andrew Roxbourne, Malvern Avenue; Chapel, Pinner Road
- Public Houses: the Case is Altered PH, Old Redding.
- Other buildings namely: Pinner Fire Station: Locally List along with rear Tower and Repair Workshops; Grave of Victoria Cross winner Leefe Robinson, 36 Bridge Street; The Air Raid Wardens' post, no. 21, in

Station Road, North Harrow; Underground Air Ministry Citadel (known as Station Z) within the grounds of the former Kodak Ltd site, Headstone Drive; Safari Cinema, Station Road; Winsor and Newton office and factory building, Whitefriars Avenue; West House, West End Lane, Pinner

7. These suggested additions were formed following the continued production of Harrow's Conservation Area Appraisals and Management Strategies, local history research and a public consultation exercise that included an advertisement in the local paper and direct engagement with English Heritage and local groups. A detailed assessment was then undertaken on each proposed building, which included a site visit, the gathering of photographic evidence, and research into the local history of the building. Each building was then subject to assessment against the Council's selection criteria for Local Listing, as set out in the Council's Unitary Development Plan, as follows:

- Architectural interest - including architectural design, decoration and craftsmanship;
- Townscape/Group value - including important contributions to unified architectural or historic groups, areas of planned townscape, or the local townscape;
- Historic interest - illustrating aspects of local/national social, economic, cultural or military history; and
- Close historical associations - with locally/nationally important people or events.

D. Draft Locally Listed Buildings Supplementary Planning Document

8. Supplementary Planning Documents (SPDs) do not form part of the statutory development plan but do carry weight as a material consideration where they supplement development plan policies. The National Planning Policy Framework (2012) advises that it should be used where they can help applicants make successful applications.

9. There is currently little local advice to owners of locally listed buildings about what this means for their property and the Council's expectations of any planning application for extensions or alterations. Following the LDF Panel meeting on 15th March 2011, officers have therefore prepared a draft SPD on locally listed buildings for public consultation. The SPD will supplement the development plan policies relating to locally listed buildings.

10. The draft SPD provides good practice advice for owners and occupiers of locally listed buildings for their maintenance and conservation when making decisions that affect their future, and also on the relevant planning controls. This is important as the purpose of locally listed buildings is to ensure that

their special local heritage interest is recognised, and therefore taken into account, in decisions affecting their future wherever possible.

E. Member consultation

On the 16th August the Conservation Team sent an email to all members seeking their views on the proposed new buildings for inclusion in the list of Locally Listed Buildings (35), two proposed deletions from this list, and the proposal to introduce new guidance on Locally Listed Buildings which is intended to be the subject of public consultation in November.

Proposed locally listed buildings and deletions from the local list were listed by ward. Proposed list descriptions and photos were provided for each proposed locally listed building. A copy of the draft guidance note on Locally Listed buildings that is proposed for public consultation was provided. The email consultation provided until 6th September for comments.

Responses:

Councillor Bill Phillips responded on 17th August, 2012. His queries, and how they were addressed, are given below:

- 1) The Historic Fingerpost in Harrow on the corner of Kenton Road and Station Road is proposed for local listing. 'There is no Station Rd and Kenton Rd Junction that I know of in Greenhill (perhaps you mean Peterborough Rd and Kenton Rd'. - This has been amended for the LDF report to read Peterborough Road and Kenton Road
- 2) Reference is made to a Headstone Ward for 31 Pinner Rd which is proposed for deletion from the local list. 'I think you mean Headstone South in the de listing paragraph'. - The covering letter should have read Headstone South.

Councillors Husain Akhtar, Graham Henson and Barry Macleod-Cullinane responded on 16th and 17th August to request the documents be re-sent in a smaller size documents which they were.

Councillor Ramji Chauhan responded on 16th August, 2012 to request a hard copy which was delivered.

There were no other consultation responses.

F. Next Steps

11. It is proposed that Cabinet approves the amended List of Buildings of Local Historic and Architectural Importance. The list will be published on the Council's website and will replace the current list. The local land charges register will be updated accordingly to remove the deleted properties and to add the new list entries. Existing development plan policies relating to heritage assets generally and to local listed buildings specifically will continue to apply.

12. The SPD will be published for consultation in accordance with Harrow's Statement of Community Involvement.

G. Legal Comments

13. The requirements for the preparation of supplementary planning documents are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation and adoption of the draft SPD will be carried out in accordance with these requirements.

H. Environmental Screening

14. Supplementary planning documents may only supplement development plan policies and may not themselves set development plan policies or allocate sites. As such, they are not subject to requirements for Strategic Environmental Assessment nor Sustainability Appraisal.

I. Financial Implications

The costs of preparing, publishing and consultation of the draft Supplementary Planning Document is included in existing LDF budget for 2012/2013.

J. Risk Management Implications

Risk included on Directorate risk register? Yes

Separate risk register in place? Yes

Potential Risks	Commentary	Mitigation Measures
Additions to the local list negatively impact upon property values.	Property values are not of themselves a planning consideration.	Nevertheless, the publication of guidance as an SPD should reassure homeowners and others that sensitive extensions and alterations to locally listed buildings can be carried out.
Local listing leads to speculative demolition outside of conservation areas.	Local listing does not afford protection against the demolition of buildings outside of conservation areas,	Legal advice indicates that it is not possible to apply Article 4 direction controls to prevent demolition outside of conservation areas. However development plan policies may require the reinstatement of locally listed buildings where they have been speculatively demolished to enable redevelopment.

J. Equalities implications

Was an Equality Impact Assessment carried out?

16. No. EQIA is not necessary in respect of the local list as the selection criteria are set out in (and therefore give effect to) development plan policy which has already been assessed. EQIA is not necessary in respect of SPDs as these supplement development plan policies which have already been assessed, but may not of themselves create new policy.

K. Corporate Priorities

17. The amended local list and draft SPD will help to deliver the following emerging corporate priorities:

- **Keeping neighbourhoods clean, green and safe:** by promoting sensitive alterations to buildings of local significance within neighbourhoods.
- **United and involved communities - a Council that listens and leads:** By engaging the community in the revision of the local list and through consultation on the draft SPD.

L. Performance Issues

There are no national or local performance indicators measuring or affected by this work. Progress with the processes described will be monitored via routine review of directorate service plan delivery.

Section 3 - Statutory Officer Clearance

Name: Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 10 September 2012		
Name: Abiodun Kolawole	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 11 September 2012		

Section 4 – Performance Officer Clearance

Name: Martin Randall	<input checked="" type="checkbox"/>	on behalf of the Divisional Director Partnership, Development and Performance
Date: 23 August 2012		

Section 5 – Environmental Impact Officer Clearance

Name: Andrew Baker



on behalf of the
Divisional Director
(Environmental
Services)

Date: 17 August 2012

Section 6 - Contact Details and Background Papers

Contact: Lucy Haile, Principal Conservation Officer
Tel: 020 8736 6101

Background Papers: None

**Call-In Waived by the
Chairman of Overview
and Scrutiny
Committee**

NOT APPLICABLE

[Call-in applies]