

LONDON BOROUGH OF HARROW

CABINET – 11 OCTOBER 2012

RECOMMENDATION FROM LOCAL DEVELOPMENT FRAMEWORK PANEL - 4 OCTOBER 2012

Chairman: * Councillor Thaya Idaikkadar

Councillors: * Marilyn Ashton * Bill Phillips
* Stephen Greek * William Stoodley (1)
* Krishna Suresh (2) * Simon Williams

In attendance: * Joyce Nickolay Minutes 83, 84, 85, 86
(Councillors)

* Denotes Member present

85. Locally Listed Buildings

In accordance with the Local Government (Access to Information) Act 1985, Part 1 of Appendix 1 was agreed to be admitted late to the agenda because it was omitted from the report.

The Panel received the report which recommended updating Harrow's list of Locally Listed Buildings, including proposals for new buildings to be added and previously locally listed buildings to be de-listed, along with supporting justification for each proposal. The report introduced a draft Locally Listed Buildings Supplementary Planning Document, which was intended to be the subject of public consultation later in the year.

The officer advised that it was recommended to de-list 2 Locally Listed Buildings and to add 35 properties following a public consultation exercise, discussions with English Heritage and suggestions from local groups and local amenity societies. Each of the properties was when assessed and a site visit took place.

Members raised a number of issues to which the officers responded by making comments including the following:

- some of the properties had been identified as part of a continued review of conservation and from suggestions by local architects. The properties were then surveyed based on English Heritage guidance;
- 66 Hutton Lane had been included because the property retained many of the original features, such as the porch, the architect was famous and it was a good example of a prefabricated property. Many of the neighbouring properties had been modified;

- letters would be sent to the land owners to inform them that the property had been locally listed. It was up to the Council to determine which properties to locally list, if it was in the wider public interest;
- there was a difference between local listings and national listings. Requests to modify Locally Listed Buildings were considered on a case by case basis and there were improvement and efficiency options available, such as secondary glazing;
- Kerry Avenue was within a conservation area. 16 Kerry Avenue had been selected because it was a good example of the Modernist style and of the work of the architect. The property was an exemplar of the general character of the conservation area;
- a property being locally listed would show in a property search prior to purchase.

Members expressed concern about the effect that locally listing buildings would have on the owner's ability to modify and alter the property in certain circumstances.

Resolved to RECOMMEND: (to Cabinet) That

- (1) the additions to the list of locally listed buildings provided at Appendix 1 of the report, and the proposed de-listing of 75 Gordon Avenue and 31 Pinner Road be approved subject to consultation
- (2) the draft Locally Listed Buildings Supplementary Planning Document, provided at Appendix 3 of the report, for publication for formal consultation in accordance with the adopted Statement of Community Involvement be approved.

Reason for recommendation: To comply with the National Planning Policy Framework requirement that planning authorities ensure that they make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible.

Providing locally listed status to these buildings and providing a Locally Listed Buildings SPD would help protect Harrow's local historic and architectural interest and assist the Council to meet its corporate priority that sought to *build stronger communities*.

Background Documents:

Report submitted to Local Development Framework Panel on 4 October 2012
 Minutes of the Local Development Framework Panel - 4 October 2012

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