

REPORT FOR: CABINET

Date of Meeting:	14 March 2013
Subject:	Locally Listed Buildings
Key Decision:	Yes
Responsible Officer:	Caroline Bruce, Corporate Director of Environment and Enterprise
Portfolio Holder:	Councillor Keith Ferry, Portfolio Holder for Planning and Regeneration
Exempt:	No
Decision subject to Call-in:	Yes
Enclosures:	Appendix A: Harrow's Updated List of Locally Listed Buildings Appendix B: Public consultation responses over proposed Locally Listed Buildings Appendix C: Recommendation from LDF Panel held on 4 March – to be circulated

Section 1 – Summary and Recommendations

This report sets out the results of public consultation over the proposal to update Harrow's list of Locally Listed buildings and seeks Cabinet's approval for adoption of the updated list of locally listed building.

Recommendations: That Cabinet adopt the updated list of Locally Listed Buildings as provided in Appendix A.

Reason: (For recommendation)

1. 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.
2. Providing locally listed status to these buildings will help protect Harrow's local historic and architectural interest and assist the Council to meet its corporate priority that seeks to *build stronger communities*.

Section 2 – Report

A. Introduction

1. Since 1983, the Council has maintained a list of Locally Listed Buildings, which are buildings, structures or features that, whilst not meeting the criteria for statutory listing, are of local architectural or historic importance and therefore worthy of identification.

2. To maintain the integrity of the list, it has recently been the subject of a full review and public consultation, the conclusion of which is to remove 2 existing items and to add a further 34 items to the list. The updated list now requires Cabinet approval for adoption and publication. The identification of buildings worthy of local listing will help to highlight and maintain Harrow's unique historical built character which contributes significantly to Harrow's attractiveness as a place to live.

B. Options considered

3. The option of taking no action was considered as an alternative. However, it was recognised that not reviewing the Local List could undermine the integrity 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.

C. Background

4. Harrow's current local list has over 700 entries. The list was last reviewed and updated in 1990 with only occasional single additions since then. At the request of the Local Development Framework (LDF) Panel, a review of Harrow's list of Locally Listed buildings commenced in 2011. The review considered buildings already on the list as well as proposals for new buildings to be added. Amenity societies and individuals were invited to put forward buildings for the Council's consideration. Some 43 new additional buildings were assessed by the Conservation Team, of which 35 were considered

worthy of Local Listing. The review of the existing list confirmed that all but two items on the list should remain. Of the two items to be removed, one had been demolished (31 Pinner Road, Harrow) and the other, Cumberland House, 75 Gordon Avenue, Stanmore, was assessed as not meriting local listing.

5. Following Cabinet approval in October 2012, the proposed updated list was then subject to public consultation over November 2012 to January 2013. Through the consultation a concern was raised with regard to the Sans Souci, South View Road, Pinner, and the fact that the local listing could publicise the providence of the original commission. It is proposed not to pursue the inclusion of this building in the local list. Further details of the responses to consultation, and the Council's consideration of these, is provided in Appendix B. As a result of consultation, 34 of the 35 proposed additions are recommended for local listing.

D. Current situation

6. Having been the subject of rigorous assessment and public consultation, Cabinet approval is now required to replace the existing list with the updated list of Locally Listed buildings. The updated list will then be made publicly available on the Council's website and the local land charges register will be updated accordingly to remove the deleted properties and to add the new list entries.

E. Legal Comments

7. Locally listed buildings are not afforded the same level of protection as statutorily listed buildings. Their inclusion on a local list seeks solely to highlight their local significance to the built character and amenity of an area, and is therefore a material consideration when making planning decisions that may affect them.

F. Environmental Screening

8. The Local Listing of buildings is not a statutory requirement. Furthermore, it is an assessment of an existing asset based on architectural and historic merit and seeks to protect rather than promote development. It is therefore not subject to requirements for Strategic Environmental Assessment nor Sustainability Appraisal.

G. Financial Implications

9. The cost of reviewing, consulting upon, and publishing Harrow's list of Locally Listed Buildings is fully met within the existing LDF budget for 2012/2013.

H. 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.

I. Equalities implications

Was an Equality Impact Assessment carried out?

10. 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 the subject of EqIA.

J. Corporate Priorities

The report incorporates the corporate priority concerning:

1. United and involved communities: A Council that listens and leads

11. The identification of buildings worthy of local listing will help maintain the unique historical local character of areas or neighbourhoods within Harrow which residents cherish and value.

K. Performance Issues

12. 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

on behalf of the
Chief Financial Officer

Date: 7 February 2013

Name: Abiodun Kolawole

on behalf of the
Monitoring Officer

Date: 8 February 2013

Section 4 – Performance Officer Clearance

Name: Martin Randall

on behalf of the
Divisional Director
Strategic
Commissioning

Date: 5 February 2013

Section 5 – Environmental Impact Officer Clearance

Name: Andrew Baker

on behalf of the
Divisional Director
(Environmental
Services)

Date: 4 February 2013

Section 6 - Contact Details and Background Papers

Contact: Lucy Haile, Principal Conservation Officer, 0208 736 6101

Background Papers: LDF Panel: 4th October 2012

<http://www.harrow.gov.uk/www2/mgChooseDocPack.aspx?ID=61135>;

and

Cabinet: 11th October 2012

[http://www.harrow.gov.uk/www2/ieListDocuments.aspx?CId=249&MId=61072
&Ver=4](http://www.harrow.gov.uk/www2/ieListDocuments.aspx?CId=249&MId=61072&Ver=4)

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

NOT APPLICABLE

[Call-in applies]