
REPORT FOR: CABINET

Date of Meeting:	20 January 2016
Subject:	Locally Listed Buildings – Update to Local List
Key Decision:	Yes
Responsible Officer:	Paul Nichols, Divisional Director of Regeneration and Planning
Portfolio Holder:	Councillor Keith Ferry, Portfolio Holder for Business, Planning and Regeneration
Exempt:	No
Decision subject to Call-in:	Yes
Wards affected:	Belmont, Harrow on the Hill, Harrow Weald, Marlborough, Roxeth, Pinner South, Wealdstone
Enclosures:	Appendix 1: Proposed additions to the list of Locally Listed Buildings Appendix 2: Proposed buildings to be removed from the list of Locally Listed Buildings.

Section 1 – Summary and Recommendations

This report recommends updating Harrow's list of Locally Listed Buildings, including proposals for new buildings to be added and de-listed, along with

supporting justification for each proposal.

Recommendations:

The Cabinet is recommended to agree to:

- a) public consultation on the proposed additions to the list of locally listed buildings in Harrow, provided at Appendix 1; and
- b) public consultation on the proposed de-listing of 66 Hutton Lane, and the former George Public House, Marsh Lane, as listed in Appendix 2.

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 those buildings that have local merit and removing it from those that do not 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

1. Introduction

1.0 The report incorporates the corporate priority concerning:

- Making a difference for communities

1.1 The identification of buildings worthy of local listing and those that are no longer worthy will help maintain the unique historical local character of areas or neighbourhoods within Harrow which residents cherish and value. Consulting on this helps to make a difference for communities.

2. Options considered

2.0 The option of not reviewing the local list was considered but would mean the council's recognition of heritage assets would not be up to date. This would undermine the integrity of the list of buildings no longer worthy of such status remaining on the list, and it could put assets at risk if they are not identified as locally important where appropriate.

3. Background

3.0 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. They are important to our understanding of

how Harrow came to be, and how different eras and styles of architecture combine to contribute to local character and distinctiveness. Their significance is however not sufficient to warrant national statutory listing.

- 3.1 At the request of the former Local Development Framework Advisory Panel, an SPD concerning Locally Listed buildings was approved by Cabinet on 12th December 2013. This report fulfils the SPD's requirement that the current list of Locally Listed Buildings be kept under review.

4. Audit of Harrow's Locally Listed Buildings

- 4.0 As set out in the Locally Listed Buildings SPD approved by Cabinet, the list of locally listed buildings is constantly under review, with recommendations taken from the public as well as the Conservation Team.
- 4.1 By the end of 2014 the Council was in receipt of a list of 6 possible new entries to the list and one for possible de-listing. This list was the result of recommendations and enquiries made by members of the public, a recent review of the national list by English Heritage and the production of draft conservation area appraisal and management strategies, which identified possible buildings for local listing and for de-listing.
- 4.2 Following the receipt of the list, 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 SPD. The criteria are broadly based upon those for statutory listing but with additional local considerations, such as the contribution made to the local environment and townscape, as follows:
 - (a) *Architectural interest* - including architectural design, decoration and craftsmanship;
 - (b) *Townscape/Group value* - including important contributions to unified architectural or historic groups, areas of planned townscape, or the local townscape;
 - (c) *Historic interest* - illustrating aspects of local/national social, economic, cultural or military history; and
 - (d) *Close historical associations* - with locally/nationally important people or events.

5. Proposed additions to the Local List

- 5.0 The findings of the research and assessment have resulted in the recommendation for a further 6 new entries for the local list, as follows:
 - a) Stanburn Blast Shelter, in the grounds of Stanburn School, Abercorn Road, Stanmore
 - b) 'Solid Surf', Harrow Skate Park, Byron Recreation Ground, Harrow

- c) South Harrow Station, Northolt Road, South Harrow
- d) The kiln house, drying sheds, historic walls, 19th century summerhouse and 2 wells on Common Road, Stanmore.
- e) The former Herga Cinema, 113 High Street, Wealdstone
- f) The 19th century North Lodge, The Bothy and New Lodge, kitchen gardens, conservatory, model farm, and two stone bridges, Old Redding in the grounds of the grade II* listed Grimsdyke Hotel.

5.1 Some entries include more than one building. All 6 entries, and the justification for their inclusion in the Local List, are included in Appendix 1. A summary of interest and justification is provided below.

Stanburn Blast Shelter

5.2 Stanburn Blast Shelter is proposed to be added to the Local List due to its inherent historic interest and historic associations within the local area, particularly Bentley Priory during WW2. It is the building's history which has recently provided it with a new lease of life as an educational tool for both local schools and the wider community. Furthermore, whilst its architectural character and appearance are not exceptional in design terms, buildings of this type are a rarity now, and therefore should be protected for future generations.

Solid Surf

5.3 'Solid Surf' is a Skate-park in Harrow. Its significance comes from its rarity and intactness. Designed by Adrian Rolt, it is the sister skate park to the 'Rom' in Essex which was designated a statutory heritage asset in September 2014. Harrow Skate Park is an icon of the British skateboard scene and an enduring strand in late-C20 and contemporary youth culture that must be preserved and protected.

South Harrow Station

5.4 South Harrow Station is an Underground Station designed by one of Britain's foremost modernist designers, Charles Holden, during what is recognised as the greatest age of design on the Underground. Its significance lies in its architectural interest and design quality and as part of a wider group of stations built along the Piccadilly Line Extension. Many of Holden's other stations are recognised and designated statutory heritage assets and it is felt that this station, while not Holden's best work, is more than worthy of local protection. It also contributes a great deal to the local townscape and was designed in a highly responsive way to its context.

Kiln House

5.5 The kiln house is a private house located in the Harrow Weald area. Its significance is found in its architectural interest, group value and historic associations. Whilst the property has undergone significant additions in recent years the fabric of the Georgian house is still very legible, as are the associated buildings that formed part of the brickworks and stemmed from them i.e. drying sheds, wells, historic walls and summerhouse. They are of local interest as a reminder of the brick works here, a once

important local industry. For these reasons the kiln house and associated structures of drying sheds, wells, historic walls and summerhouse should be locally listed. Historic England emphasised the local significance of the kiln house, the historic walls and summerhouse to the borough in deciding they were no longer worthy of national listing in their decisions in March 2014.

Former Herga Cinema

- 5.6 The former Herga Cinema has architectural and historic interest given its interesting 1939 Art- Deco and Modernist design mix designed by the local Harrow based architect, Arthur Percival Starkey. Starkey is of note for cinema design as he originated the distinctive Odeon style, with the cladding of cream fainence tiles. His first was in South Harrow — similar theatres followed in Kingsbury, Colindale, North Finchley, Sudbury and Wealdstone. All Odeons could seat at least 1,000. All these have been demolished although Starkey's smaller former Herga cinema in Wealdstone is intact and in use as an electronics store. Starkey's former Crescent Cinema in Leatherhead has been Grade II listed.

North Lodge, New Lodge, the Bothy, historic walled kitchen garden, conservatory, model farm and two stone bridges off Old Redding

- 5.7 The 19th century North Lodge, New Lodge, the Bothy, historic walled kitchen garden, conservatory, model farm and two stone bridges off Old Redding are significant as a series of associated buildings and structures that form part of Grimsdyke estate. With the exception of the model farm, they were built by the nationally important architect Richard Norman Shaw in 1872 for painter Fredrick Goodall on an estate of about 110 acres as part of a planned landscape in association with the principal Grimsdyke house (now grade II* listed) in a simplified Gothic / late-Elizabethan style. Whilst one other entrance lodge is nationally listed and a stable block locally listed, and these buildings are curtilage listed, and/or part of a conservation area or registered park and garden, these buildings have no recognition in their own right. Shaw's design for the house included aspects of Gothic revivalism, added to a late-Elizabethan style, which included high red-tiled gables, tall clustered chimneys and leaded lights. Shaw built a series of associated buildings and structures to mirror the style of the main house but in a simplified manner. The two stone bridges incorporated flint from the ruined church at Stanmore. These structures and buildings are also of significance as the estate was later owned in 1890 by W.S. Gilbert of Gilbert and Sullivan. It was Gilbert who constructed the model farm.

6. Proposed removals from the Local List

- 6.0 The audit of the current list of Locally Listed Buildings has resulted in a recommendation that two entries on the local list, 66 Hutton Lane and the former George Public House be de-listed. The assessment of 66 Hutton Lane demonstrated that the original design and features of the house had been lost and so it no longer has architectural interest and therefore it fails to meet the criteria for local listing. The option of retaining the building on the Local Listing would potentially undermine

the integrity of the local listed status applying to the remaining buildings on the list and is therefore not recommended.

- 6.1 In addition, the George Public House, Marsh Road has been demolished. Any interest has therefore been lost.
- 6.2 Appendix 2 provides more details of the buildings to be removed from the local list.

7. Implications of inclusion of the Local List

- 7.0 The inclusion of a building/structure on the Local List does not change the existing planning controls that already apply to these buildings, including their demolition. Inclusion on the Local List is also not primarily intended to restrict development, but will seek to ensure that any proposals take into consideration the local significance of the building. The only real implication therefore of including a building or structure on the Local List is that it will change the level of consideration given by the Council to preserving the buildings' character and appearance when planning proposals are assessed.
- 7.1 This means that the Locally Listed Buildings SPD will be a material planning consideration in assessing any proposals, and the Local Planning Authority (LPA) will consider, in a planning application for works to a locally listed building, any special local interest in relation to the property before a decision is made. Many development works, such as, external alterations, extensions and changes of use will need planning permission from the Council, Therefore, any proposals put forward are expected to respect the particular character and interest of the building. Guidance on how this might be achieved is set out in the SPD, which is intended to assist applicants make successful applications.

8. Consultation arrangements and next steps

- 8.0 The proposed amendments to the local list will be subject to a four week consultation period, in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement (SCI). This will include letters to the owners / occupiers of the properties, signs on the land or nearby, and letters to relevant amenity societies / community groups and statutory consultees.
- 8.1 The outcomes of the consultation (together with issues raised following consultation and how they have been addressed) and recommendations will be reported to Cabinet in mid-2016. Should the Local List be amended, this will represent an amendment to the Council's Locally Listed Buildings Supplementary Planning Document (SPD).
- 8.2 The proposed amendments to the local list were considered by the Planning Policy Working Group at its meeting on 7 January 2016. An extract of the draft minutes is as follows:

Item 5: Locally Listed Buildings – Update to Local List

The Group received the report of the Divisional Director – Regeneration and Planning which introduced proposed changes to the borough's Local List, including six new entries and the deletion of two. The proposed changes would be subject to consultation and reported back to the Group.

Members agreed that it was sensible to remove the two entries relating to buildings that had been demolished. They noted the six proposed new entries. One Member asked about the proposed extent of the local listing at South Harrow station. The Principal Conservation Officer indicated that this would be informed by the outcomes of the forthcoming consultation.

9. Legal Implications

- 9.0 Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 9.1 Although the proposed SPD is not a development plan document it will, upon adoption, be a material consideration in the determination of planning applications affecting locally listed buildings.
- 9.2 The Council is required under the Town and Country Planning (Local Planning) (England) Regulations 2012 to consult on the SPD or amendments to the SPD and to take into account all consultation responses received before adopting the amended SPD.
- 9.3 Upon adoption, the amended Locally Listed Buildings Supplementary Planning Document will form part of Harrow's formal planning policy.

10. Financial Implications

- 10.0 The costs of reviewing and amending the Harrow Local List are met from the Regeneration and Planning revenue budget for 2015/2016.

11. Risk Management Implications

- 11.0 Risk included on Directorate risk register? No

Separate risk register in place? No

There are no significant risks from consulting on amending the list of locally listed buildings.

12. Performance Issues

12.0 The NPPF requests local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, and to make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. The proposal to publicly consult on the amendments to the list would have a positive effect on local residents' perception of the degree to which the Council takes account of their views and how far people can influence decisions affecting their area.

13. Equalities implications / Public Sector Equality Duty

13.0 Was an Equality Impact Assessment carried out? No

EqlA is not considered necessary in respect of the identification, assessment and listing of a building. Such an assessment is based on the architectural and historic merit of a building. Furthermore, the higher order Local Plan policy that contains the criteria against which buildings are assessed, was subject to an equalities impact assessment prior to its adoption.

14. Environmental Impact

14.0 The linked adopted SPD for locally listed buildings includes consideration of how energy efficiency and microgeneration measures can be achieved whilst preserving the special character of locally listed buildings. This will therefore help the council to meet the Council's Climate Change Strategy in terms of mitigation and adaptation.

15. Council Priorities

15.0 The decision sought will help the Council meet the priority of a making a difference for communities by helping ensure the attractiveness of the borough as a place to live and demonstrating that the Council seeks and listens to the views of its residents.

Section 3 - Statutory Officer Clearance

Name: Jessie Man	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 3 December 2015		
Name Elaine Bell	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 8 January 2016		

Ward Councillors notified:	YES
-----------------------------------	-----

EqIA carried out:	No
--------------------------	----

EqIA cleared by:	N/A
-------------------------	-----

Section 4 - Contact Details and Background Papers

Contact: Lucy Haile, Principal Conservation Officer, 020 8736 6101,
lucy.haile@harrow.gov.uk

Background Papers:

Current Harrow Locally Listed Buildings SPD -

http://www.harrow.gov.uk/download/downloads/id/1810/locally_listed_buildings_feb_2013

Call-In Waived by the Chairman of Overview and Scrutiny Committee	NOT APPLICABLE <i>[Call-in applies]</i>
--	---