

 EXECUTIVE – 7 AUGUST 2013		Agenda Item No. 9B
Title	Local Listing of Historic Buildings	
For further information about this report please contact	Alan Mayes, (Principal Architect/Planner)	
Wards of the District directly affected	All	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No	
Date and meeting when issue was last considered and relevant minute number		
Background Papers	Local Listed Building File	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	No
Included within the Forward Plan? (If yes include reference number)	Yes
Equality & Sustainability Impact Assessment Undertaken	No (If No state why below)
Not relevant	

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive		Bill Hunt
Head of Service		Tracy Darke
CMT		
Section 151 Officer		Mike Snow
Monitoring Officer		
Finance		Jenny Clayton
Portfolio Holder(s)		Councillor John Hammon
Consultation & Community Engagement		
Public Consultation has been carried out and is reported upon in the report.		
Final Decision?		Yes

1. **SUMMARY**

- 1.1 This action is the second stage to implement a Local List of Historic Buildings within Warwick District following public consultation, in line with national guidance to give protection to historic assets that do not have the benefit of statutory protection.

2. **RECOMMENDATIONS**

- 2.1 That the Executive approve the establishment of a Local List of Historic Buildings and associated criteria and processes within Warwick District.
- 2.2 That the Executive give delegated emergency powers to the Head of Development Services in consultation with the Chair of Planning Committee to remove permitted development rights by service of Notice under an Article 4 Direction where it is considered expedient to safeguard a building or structure which is already on the Local List of Historic Buildings.

3. **REASONS FOR THE RECOMMENDATION**

- 3.1 There are a series of statutory protections which exist nationally regarding historic assets. In order to give protection to assets which do not meet these criteria of protection (for example Listed Buildings) local lists of historic buildings have, for some time, been established in other Districts. As Warwick District has a significant number of Conservation Areas encompassing many unlisted buildings it has, in the past, not been considered a high priority to establish local lists. With the introduction of the National Planning Policy Framework, non-statutory heritage assets are encompassed within this framework and national guidance from English Heritage also recommends the establishment of local lists. It is therefore now considered appropriate following public consultation to establish local lists within Warwick District.
- 3.2 Public Consultation has been carried out (Appendix A) following an initial report to the Executive on 9 January 2013. Amenity Groups, Parish and Town Councils, were consulted and positive responses received to the proposal. Appendix A, Criteria and Process for Local List was circulated as part of the public consultation and as this had also received positive endorsement. It is therefore proposed to use this as the basis for the establishment of local lists.
- 3.3 If a building on the Local Lists is under threat of change or demolition, it is proposed that permitted development rights should be removed by the service of an Article 4 Direction which it is proposed should be authorised under emergency powers by the Head of Development Services in consultation with the Chair of Planning Committee .
- 3.4 In order to provide adequate protection to locally listed buildings, a policy will be established in the new Local Plan. Until such time as a new Local Plan is approved it will be necessary to provide a guidance document as an interim measure.

4. **POLICY FRAMEWORK**

- 4.1 **Policy Framework** – there are no policy framework changes proposed at this stage.

4.2 **Fit for the Future** – not applicable.

5. **BUDGETARY FRAMEWORK**

5.1 If local lists were to be established, officer time would need to be given to the maintenance of the local list which would be met from existing resources. If Permitted Development Rights were removed this may increase marginally the number of Planning Applications dealt with, for which there is no fee. If properties are put on a local list outside of Conservation Areas then it may also be appropriate to give them eligibility to receive Grant Aid.

6. **ALTERNATIVE OPTION(S) CONSIDERED**

6.1 The alternative would be to not proceed with a local list in which case historic assets particularly those not within Conservation Areas would receive no level of protection or special consideration when works are proposed to them.

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CRITERIA AND PROCESS FOR LOCAL LISTS OF HISTORIC BUILDINGS

Local Listing

Historic buildings and structures have, since 1949 received statutory protection where they meet a very comprehensive set of criteria now managed by English Heritage.

There are many historic buildings and structures which fall below the criteria but do warrant a level of protection as buildings of local interest. Warwick District Council have launched a local list of historic buildings and structures which aims to give a level of protection to them. In order to maintain a level of consistency and accountability a criterion has been devised which entries to the local list must meet. In order to cover buildings and structures of architectural and historical/social interest the categories have been separated into two areas of consideration. Local list proposals must therefore meet at least one item from categories 1 or 2. In order to ensure that items have sufficient survival to make them meaningful and worthy candidates proposals must also meet one item from category 3 survival and originality.

Categories

1. Architectural and Design Merit

- Is the building by an architect/engineer or designer of national note?
- Is the building by an architect/engineer or designer of local note?
- Is the building of a style and design unique to the area and a good survival of that type?
- Is the building similar to other statutorily Listed Buildings in the area and a good survival of that type?
- Is the building part of a group of other historic buildings (statutorily Listed or not) that form part of an important historical townscape or planned townscape?
- Is the building a good example of an innovative or locally pure form of construction or use of local or now redundant materials?
- Is the building a local landmark or monument?
- Is the structure a rare surviving example of street furniture or signage?
- Is the building or structure important to the streetscape of an historic area?

2. Historical/Social Interest

- Is the building associated with an important figure locally or nationally and does the building survive in a reasonable state?
- Is the building associated with an important local event or events which are well documented?

- Is the building a good or rare example of its type which survives in a reasonable state and illustrates an element of social or economic history?
- Does the building illustrate important aspects of the Districts economic, social, religious, political or cultural history?
- Does the building or structure relate to the sense of place of an area?
- Does the building represent an example of the development of a settlement either as a sole surveying element of part of a group?
- Is the building an important survival of the Districts Industrial Heritage?
- Does the building relate by age, materials or historical association with an adjacent statutorily or locally Listed Building on site?

3. Survival and Congeniality

- Built before 1840 and survives in a reasonable condition.
- Built between 1840 and 1919, retains many of its original features and is of sufficient quality to distinguish it from other buildings of that period.
- Built between 1919 and 1939 – is a good example of the architectural style of that period and survives in a reasonable condition.
- Built between 1939 and 1945 - is a relatively rare surviving example of a wartime structure.
- Built between 1946 and 2000 – is a building of its time and designed by a known Architect.
- Built between 1919 and 2000 and is a building/structure which adds to the sense of place of an area and survives generally in its original form.

Qualifications, Applications and Designation:

To qualify for inclusion in the Local List of Historic Buildings and Structures a candidate must fulfil at least one category from either Sections (1) and (2) and must additionally fulfil the relevant category from Section (3). Any candidates which do clearly not meet these requirements will not normally be considered for inclusion in the Local List.

Additionally a statement of significance and description should be submitted with an application. Setting out the architectural and/or historical merits of the building or structure and should also include reference to the appropriate categories in sections 1, 2 and 3.

The decision as to inclusion in the List will be made taking account of the relevance to the approved categories by the Local Authority Conservation Officer.

Applications for consideration may be made by members of the public and local groups or other bodies having the appropriate application form.

PROCESS FOR ESTABLISHMENT OF A LOCAL LIST

The criteria for local lists will be put onto the Warwick District Council website. In order to commence the list it is proposed that Parish and Town Councils and local Amenity Groups be invited to submit entries for consideration supported by sufficient information to indicate how the building fulfils the criteria. If a building is under threat of demolition outside a Conservation Area the use of an Article 4 Direction to remove Permitted Development Rights will be pursued.

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