

# **APPENDIX L**

## **WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE - 7 OCTOBER 2008**

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**Title:**

### **PROPOSED ADDITIONS TO THE LOCAL LIST OF HISTORIC BUILDINGS**

[Portfolio Holder for Planning: Cllr Carole Cockburn]  
[Wards Affected: Haslemere, Cranleigh and Farnham]

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**Summary and purpose:**

The purpose of this report is to seek agreement, in principle, to the addition of a number of buildings of architectural and historic interest to the Local List of Historic Buildings for Waverley, as a basis for consultation.

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**Environmental implications:**

The environmental implications of adding buildings to the Local List is that they will be afforded a degree of recognition and protection.

**Social / community implications:**

The social and community implications are that the character of the areas where the buildings are located will be conserved for the benefit of the community.

**E-Government implications:**

There are no implications for E-Government.

**Resource and legal implications:**

The work on identifying the buildings has been carried out on behalf of the Council by knowledgeable and qualified local people.

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**Purpose of the local list**

1. Central government's statutory lists afford protection to buildings of special architectural or historic interest of national importance. However, the criteria are strict, so many buildings of undoubted local interest do not qualify for inclusion. Local lists provide a means of recognising these.
2. Planning Policy Guidance: Planning and the Historic Environment (PPG15) states that it is "open to planning authorities to draw up lists of locally important buildings, and to formulate local plan policies for their protection, through normal development control procedures."

3. A Heritage Protection Bill is currently in preparation, proposed for enactment in about 2010. It is possible that this will contain provisions enabling local authorities to bring demolition of local list buildings under planning control. This will give renewed importance to a comprehensive local list.
4. The local listing of a building does not currently impose on an owner any special obligations. Neither does it afford any special statutory protection against demolition. In terms of control, it comes into play only when a development would require planning permission in the normal way. It can then be taken into consideration in reaching a decision. It can be used as a reason for refusal and may be helpful in defending a subsequent appeal. The local list status will ensure that the Council, its officers, and Parish Councils, are aware of the local interest of a building and can take it into account when planning or other decisions are made.
5. Local listing can also instil pride in a building and alert owners to the desirability of sensitive repair and alteration. It may also give support to owners seeking grants from the Surrey Historic Buildings Trust and similar bodies. It would also provide a checklist in any future survey for revision of the statutory lists.

#### **Waverley Borough Local Plan: Saved Policies**

6. Pending the completion of the Local Development Framework, which replace the Waverley Borough Local Plan 2002, various policies from the Local Plan continue in force as “saved” policies. These include the policies relevant to historic buildings and local lists.
7. Policy HE2: Buildings of Local Architectural or Historic Interest states that the Council will identify buildings of local interest and safeguard the important contribution they make to the character of the Borough.
8. Policy HE5 refers to alterations or extension of listed or locally listed buildings seeks that proposals for all listed buildings should preserve or enhance them.

#### **Waverley’s current local list**

9. Waverley’s current local list gives fragmentary coverage of the Borough. Its main constituents are:
  - A scatter of buildings formerly notated in the national lists by the non-statutory grade III. These are found throughout the Borough – and are most commonly timber-framed buildings that were not considered quite of sufficient merit for statutory listing. Grade III was abolished around 1970 – some of these buildings were then upgraded to grade II and, within Surrey, the remainder were regarded as locally listed. These former grade III items do not well represent later periods of building, in particular the Victorian and Arts and Crafts and Edwardian buildings that form a rich part of Waverley’s heritage.

- Intensive coverage of Farnham deriving from a Council survey completed in 1994. Nevertheless, a few buildings were missed. Some, especially examples from the 20<sup>th</sup> century, are only now recognised to be of interest.
- Building newly identified within conservation areas during recent and current conservation area appraisals. These include Wrecclesham, Farnham, Bramley and Chiddingfold.

### **The need to extend the list**

10. Waverley is committed, in Policy HE2 of the Local Plan, to identify buildings of local interest.
11. The present list gives inconsistent coverage of both the Borough and historical periods – risking invidious comparisons at appeals. There are regular requests to include buildings on the local list – often in response to a proposal affecting a particular site. There is thus an expectation from the public – but it is poor practice to list buildings ad-hoc only once a building is threatened.
12. Some local amenity societies and individuals have taken the initiative to undertake surveys within their areas, looking both at the buildings and local history archives. They are The Haslemere Society, looking at the hillside areas south of Haslemere town centre and led by Mrs Diana Ings and Mr Robert Serman; Mr Michael Miller of Cranleigh History Society; and, as a survey still in progress, Mr Sam Osmond looking at the works of Harold Falkner in and around Farnham. Their intention is to propose robust and well-researched lists of candidate buildings for consideration by the Council. This work needs to be recognised by formal local list designation.
13. Candidates for local listing fall into four categories:
  - Buildings identified by a thorough survey within a particular locality (as was done in Farnham in 1994).
  - Buildings newly identified within an area previously surveyed but of a type or date only more recently recognised as of special interest.
  - Buildings previously simply missed because they were not easily visible or an important historic connection was not known – perhaps a historic personality, event or constructional innovation.
  - Buildings in an area not surveyed considered now at risk. Though these should be the exception, and would be best locally listed as part of a rapid survey of at least the immediate area.

### **Value of local listing**

14. The implications of local listing are set out in the introductory paragraph of this report. However, they may be summarised as follows:
  - a) Policy guidance in PPG15 states that local authorities may draw up their own local lists and protect them through planning policies.
  - b) Only development needing planning permission is subject to control.
  - c) There is currently no special protection from demolition, other than in conservation areas.
  - d) It can help the Council in defending a planning appeal.
  - e) The Heritage Protection Bill, proposed for enactment in about 2010 is likely to enable local authorities to bring demolition of local list buildings under planning control.
  - f) Local listing of a building currently imposes no special duties or control on owners.
  - g) It can promote the appreciation of a building by its owners, and others.
  - h) It can help when seeking repair grants from bodies such as the Surrey Historic Buildings Trust.

### **Proposed additions to the list**

15. It is proposed that additions to the local list be brought forward in tranches, as resources for survey and research allow. These may be based on either geographical areas or themes (for example a particular building type or the works of a particular architect).
16. The first tranche covers the following: part of the hillside south of Haslemere town centre and Cranleigh. It is hoped soon to add the Falkner buildings in Farnham.

### **Format of survey results**

17. A form has been completed for each property proposed for local listing. These will be available for inspection, but it is not, as yet, proposed that they be formally published. The form includes the address, a photograph, a brief description with historical notes, and a check-box summary of the reasons for local listing. The categories are:
  - Historic fabric
  - Historic associations
  - Architectural merit
  - Townscape/landmark/group value

18. A building will often be included for a combination of these reasons.
19. This check-box is intended to help development control officers assess whether, and how, a particular planning proposal affects the essential interest of the building. For example, if the building is included solely for townscape / landmark / group value, then a proposal that does not affect any readily seen aspects of the building, perhaps even a total rebuild behind the façade, may be quite acceptable. Such a proposal is, though, likely to be totally inappropriate if historic fabric of significance would be lost. If architectural merit is involved, then any alterations must recognise the importance of respecting the formal composition of the building.
20. The published list would include the address, together with a brief description, of each property and an indication of the reason for inclusion. The precise format is still to be determined and would be tailored to be consistent with the needs of Surrey County Council's Historic Environment Record that is currently being assembled.

### **Proposed additions to the Local List**

21. The buildings proposed for local listing are set out in Annexe 1.

### **The consultation process**

22. The intention is to consult all the owners of the buildings proposed for local listing, the Town/Parish Councils, the local amenity societies and the ward members. Therefore this report seeks agreement in principle as a basis for consultation. The outcome of the consultation will be reported to the Executive, for consideration later in the year.

### **Conclusion**

23. The work of the local organisations in Haslemere, Cranleigh and Farnham in producing the additions to the List is to be much applauded. The proposed additions within Haslemere and Cranleigh have been vetted by the Policy team of the Corporate Services and Planning Department dealing with heritage and comply with the existing standard, and merit the support of the Council.

### **Recommendation**

It is recommended that approval be given in principle to the buildings listed in Haslemere and Cranleigh, as set out in Annexe 1, as the basis for consultation, prior to their inclusion in the Waverley Local List of Buildings of Architectural or Historic Interest.

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Background Papers (CEX)

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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