

APPENDIX D

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 1 JUNE 2011

Title:

**THE LIST OF BUILDINGS OF TOWNSCAPE, LANDMARK
OR LOCAL HISTORIC MERIT**

[Portfolio Holder: Cllr Adam Taylor-Smith]

[Wards Affected: All]

Summary and purpose:

The Council has a list of buildings known as the Local List. This is made up of buildings of local historic interest. This list does not uniformly cover the Borough and there is a pressing need to review and expand the list to capture those buildings that are considered to be of local significance throughout Waverley.

This report seeks to clarify the process for identification and adoption of buildings onto the local list.

How this report relates to the Council's Corporate Priorities:

The list supports the corporate objectives of protecting and enhancing Waverley's environment by identifying and protecting its locally important historic built environment through the planning process. By identifying these buildings an appropriate level and depth of advice can be given to ensure these buildings are conserved to the benefit of future generations.

Equality and Diversity Implications:

There are no equality and diversity implications.

Climate Change Implications:

The conservation of historic buildings ensures the embodied energy held in the structures is not wasted through demolition.

Resource/Value for Money Implications:

The correct identification of locally important historic buildings will promote the use of the pre-application advice service and reduce the possibility of inappropriate planning proposals leading to resubmissions or appeals.

Legal Implications:

Locally Listed buildings are not afforded the same protection as those on the statutory list. However, Planning Policy Statement 5: Planning for the Historic Environment (PPS5) identify those buildings on the local list as being heritage assets (Annexe 2), in addition saved Local Plan policies HE2, HE4, HE5, HE6 and HE7 recognise the contribution that locally important buildings can make to the character of an area.

The Local List designation will be a material consideration when determining applications (in accordance with PPS5).

Background

1. Waverley has a rich historic environment, with over 1,700 buildings on the statutory list (22 Grade I, 96 Grade II* and 1596 Grade II). In addition there are 45 conservation areas (four having conservation area appraisals) and the Local List includes 490 buildings.
2. The Local List is intended to recognise the importance of buildings that, though not meeting the national criteria for statutory listing, are nevertheless of local historic or architectural interest. It is proposed to change the name to Buildings of Townscape, Landmark or Local Historic Merit (Buildings of Local Merit, BLM for short), this will help to:
 - identify the purpose of the list;
 - avoid confusion with the Local List of Validation Requirements;
 - avoid confusion with the statutory list of historic buildings (and the associated controls);
 - improve the perception of the public that this not about control but highlighting locally important buildings that make a positive contribution to the local area.
3. The term has been chosen to reflect the diversity of environments within Waverley. It will also ensure that the definition is not restricted to a specific character or context.
4. The BLM features on Planning Services Service Plan 2011/12 (PS/10).

The implications of the BLM

5. PPS5 recognises buildings on the BLM as being heritage assets, and recommends that local planning authorities should assist applicants in identifying such assets at the earliest opportunity.
6. Once identified heritage assets are a material planning consideration in the determination of planning applications. However, the BLM does not impose any special statutory controls; only the normal planning provisions apply.

Identification of BLM's

7. No statutory criteria exist for the initial identification and selection of BLM. Back in 1994, Waverley (in conjunction with Surry County Council) set out the criteria for identifying BLM's. These criteria were derived from the national statutory list and are outlined in Annexe 1.

The current situation

8. Local groups and individuals have recently proposed a number of new buildings for BLM status covering Cranleigh (77 buildings), southern Haslemere (49 buildings), and some additional Falkner buildings in Farnham (10 – 20 buildings). In addition the adopted Conservation Area Appraisals of Bramley (22 buildings), Chiddingfold (63 buildings) and Farnham (20 buildings) also highlighted buildings that would be worthy to become BLM's. A further 30 buildings have been identified by officers. The total number of buildings waiting to be considered is 275.
9. There have been no recent instances where buildings have been put forward for BLM status. At the Executive on 2 March 2010, it was agreed to set up a panel to consider buildings for BLM status. The purpose of the panel was to review proposals for BLM status, consider objections to inclusion, ensure borough wide consistency of standards, and give the list democratic significance. However this approach could prove to be resource intensive, with the majority of the work in administering the panel falling on a single officer.
10. It is anticipated that it could take up to four hours of officer time to visit, research and write up a report for each individual building (although this excludes the time to take them through the Committee process). This is equivalent to one officer working full time for 30 weeks. Whilst some of the ground work has been completed for buildings in Cranleigh and Haslemere, the time passed since initial identification means that officers would still need to visit the sites to ensure that continue to be worth of adoption as a BLM.
11. An alternative process is therefore considered below. If the recommendation is followed, this process can be accommodated within existing resources, as the intention is to work in partnership with the Town and Parish Councils.

Proposed process for adoption of BLM's

12. The process to adopt new buildings onto the list should be simple, responsive, robust, transparent and efficient. Given that it is not Waverley's intention to survey the entire borough to expand the list, it will be the local community that will initially identify relevant buildings. To this end, and in the spirit of localism, it appears pertinent to consider the role of the community, and more specifically the role of Parish and Town Councils in the process.

13. It is therefore proposed that Waverley will work to support Parish and Town Councils to identify, record and consult/notify owners and local amenity/historic societies before submitting a simple record of each property to Waverley for consideration and formal adoption through the Executive process. Whilst The Parish and Town Councils will take the lead, Waverley will continue to retain overall control of the framework and criteria for choosing what buildings make it onto the BLM also ensuring borough wide consistency. This partnership approach will improve ownership and responsibility of the BLM, ensure that its profile is raised, encourage involvement and facilitate wider discussions related to the historic environment.
14. Whilst there is no legal need to consult or notify owners or other interested parties, this is at odds with other aspects within planning. Therefore the Parish and Town Councils will be required to involve owners and others (such as the local amenity societies) within the process. It is likely that this involvement will add value to the process and uncover additional information that will contribute to the adoption of a building as a BLM. Ward members will be involved in this process.
15. Each BLM will be recorded using a standard form. A sample can be found in Annexe 2. Once a building is adopted, this form will be uploaded onto the website and be made publically available (clearly personal information will be removed from the form). The form will also provide all the relevant information to the Executive when it is considered for formal adoption.
16. Annexe 3 shows a potential process for the consideration of BLM. In order to test this, it is suggested that a pilot study be undertaken to ensure that the process is robust and fit for purpose. It is likely that the process will evolve and change to respond to the specific circumstances of the Town or Parish Council.

Further work

17. The BLM project appears on the Planning Services Service Plan 2011/12 (PS/10). Whilst this is a discrete project, it does form part of a wider package of measures relating to the historic environment. The Planning Projects Team is currently also working on a report for the Executive setting out a programme of conservation area appraisals throughout the borough. It is likely that this work will also identify additional BLM's.

Conclusion

18. The BLM list is an important tool that not only compliments the statutory list, but also identifies key buildings that are locally important and add to the distinctiveness of Waverley. This is clearly supported by PPS5 that implicitly encourages a proactive approach to identification.
19. By working in partnership with the local community, the process for adopting BLM's can be simple, responsive, robust, transparent and efficient. It will also enable local ownership and responsibility and support the aims of PPS5. In addition the process follows the proposals outlined in English Heritage's consultation publication "Good Practice Guide for Local Listing".

Recommendation

It is recommended that Waverley consult with Towns and Parishes on the principle of

1. the Planning Projects Team supporting Parish and Town Councils in the identification, recording and consultation/notification process for new BLM; and
2. all new buildings recommended to be placed on the BLM be presented through the normal Executive process for formal adoption by the Council.

Background Papers

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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ANNEXE 1

Criteria for BLM listing

The criteria for local listing adopted for the 1994 Farnham list were, in essence:

- a) Buildings of before 1700 that, whilst perhaps altered or extended, still retain the essential form and characteristics of their period.
- b) Buildings of between 1700 and 1840 , whilst perhaps altered or extended, still retain the essential form and characteristics of their period.
- c) Buildings of between 1840 and 1914 that are little altered and of some quality and character. Selection should include the modest works of the principal architects, the principal works of modest architects, and other items of quality that display particular local features or materials.
- d) Post 1914 buildings of definite quality.
- e) Building of special value within its type, displaying technological innovation, associated with well-known character or event, or for group value.

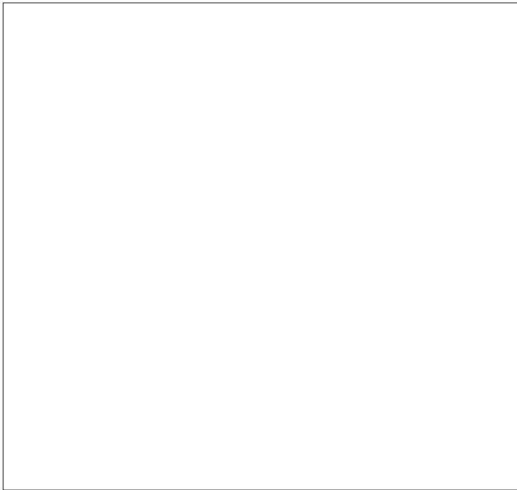

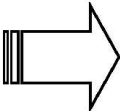
These criteria are similar to those used for national statutory listing but allowing for local rather than national importance. They are still relevant as a guide to local list selection.

It would be helpful to both planners and owners if designations indicated also which of the following qualities the building possessed (most would have multiple qualities):

- | | |
|-------------------------|--|
| a) Historic fabric | Is the intrinsic substance of the building of historic importance? |
| b) Technical interest | Does the building demonstrate unusual or innovative forms of construction? |
| c) Historic association | Is the building linked to important historic events or personalities? |
| d) Architectural design | Is the building of aesthetically distinguished design? |
| e) Townscape merit | Does the building serve as an important landmark? |

A planning decision might be influenced by these qualities. For example, if a building is valuable solely because of its townscape merit, then rear extension or alteration out of public view may be unimportant. If it is solely historic fabric that is important, then alterations of later work may not be crucial. However, if interesting because of architectural design, minor alterations of existing modern work may need to be done with great care.

Record Sheet

| | | | | | | | | | | | | | | | |
|--|--|-----------------|----------------|-----------------------|--|---------------------|--|-------------------------|--|---|---------|-----------|---------|--|-------------------|
| BLM – Record Sheet |  | example | Address | | | | | | | | | | | | |
| |  | | | | | | | | | | | | | | |
| <p>+ Description/features/history: notes</p> <p>Other notes: notes</p> | | | | | | | | | | | | | | | |
| <p>+</p> | | | | | | | | | | | | | | | |
| <table border="1"><tr><td>historic fabric</td><td></td></tr><tr><td>historic associations</td><td></td></tr><tr><td>architectural merit</td><td></td></tr><tr><td>townscape/landmark/g.v.</td><td></td></tr></table> | | historic fabric | | historic associations | | architectural merit | | townscape/landmark/g.v. | | <table border="1"><tr><td>Parish:</td></tr><tr><td>Grid ref:</td></tr><tr><td>LL ref:</td></tr></table> | Parish: | Grid ref: | LL ref: | <p>More info over? NO/YES </p> <table border="1"><tr><td>Designation date:</td></tr></table> | Designation date: |
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| townscape/landmark/g.v. | | | | | | | | | | | | | | | |
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ANNEXE 3

Proposed Process

- 1) Identification of BLM (by Town or Parish Council, homeowner, individual, amenity society or local history society).
- 2) Assessment of proposed BLM (description including materials, notable features, known history, photographic survey of exterior) by Town or Parish Council.
- 3) Notification/consultation with home owner, local amenity society and other interested parties (to be undertaken by Town or Parish Council).
- 4) Complete record sheet (to be undertaken by Town or Parish Council) and submit to Waverley.
- 5) Planning Projects Team undertake light touch assessment of each proposed BLM and consult Ward Members
- 6) Report prepared to the Executive for adoption at Full Council.
- 7) Town or Parish Council, home owner and local amenity society notified of outcome.
- 8) BLM put on mapping system and website.