

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 05/03/2013

Title:

PROPOSED LIST OF BUILDINGS OF TOWNSCAPE, LANDMARK OR LOCAL HISTORIC MERIT IN CRANLEIGH

[Portfolio Holder: Cllr Bryn Morgan]

[Wards Affected: Cranleigh East, North and West]

Summary and purpose:

The purpose of this report is to recommend that the proposed expanded List of Buildings of Townscape, Landmark or Local Historic Merit for Cranleigh be adopted by the Council. The list has been prepared by Cranleigh Parish Council with the support of Waverley Officers.

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.

Equality and Diversity Implications:

There are no equality and diversity implications.

Environment and Climate Change Implications:

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

Financial Implications:

There are no financial implications.

Legal Implications:

Buildings of Local Merit (BLM) are not afforded the same protection as those on the statutory list. However, the National Planning Policy Framework (NPPF) does allow for the consideration of heritage assets whether designated or undesignated. 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. These policies become relevant when development requires planning permission. Permitted development rights are not affected by this designation. The BLM designation will be a material consideration when determining applications.

Background

1. The designation as BLM 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. The identification of individual buildings is expected to give guidance to residents, developers and the Planning Service for consideration when preparing plans for development, for pre-application discussion and in the determination of planning applications.
2. The procedure for identifying and assessing potential BLM was agreed by the Executive in June 2011. The Executive resolved that:-
 1. the Planning Projects Team support Parish and Town Councils in the identification, recording and consultation/notification process for the new Buildings of Local Merit (BLM); and
 2. all new buildings recommended to be placed on the BLM be presented through the normal Executive process for adoption by the Council.
3. Cranleigh is the first parish council to request that Waverley Borough Council agrees a list of local buildings to be adopted as BLM. This request is the result of a sixteen month project and builds on work already carried out by Cranleigh residents to identify buildings of local interest.
4. A working group made up of a Parish Council member and two local historians met regularly with Waverley officers. During these meetings discussion took place on the aims of the project, the criteria to be met for a building to be considered one of local merit and the process of identification, consultation and adoption. The project was then advertised to the wider community through the parish newsletter and the parish website. Local residents were invited to contact the working group with nominations and information on buildings they thought should be assessed.

Assessment criteria

5. The assessment of potential BLM followed the criteria that were agreed by the Executive in 2011. These identified the characteristics and qualities expected of a candidate building, depending in part on the age of the building and the extent to which it has been altered.

Consultation

6. The consultation was carried out by Cranleigh Parish Council, which sent letters to the owners/occupiers of each suggested building, together with an information sheet, "What BLM status might mean for you". The consultation process began on Monday 16th July 2012 and ran for two months. A copy of the letter is attached as Annexe 1. Of the 171 letters sent, 28 responses were received. Of these responses 23 were positive and 5 were negative. Those

owners who replied negatively were written to again with answers to specific questions and provided with further information, with a view to alleviating any concerns.

7. Once the consultation period ended the preliminary list of 150 buildings was reviewed. Based on the consultation responses, and further information coming forward from members of the public, it was decided to request that 130 buildings be adopted as BLM. This list can be seen at [Annexe 2](#). The list of the remaining 20 buildings not being proposed, with the reason why they are not put forward for adoption, is at [Annexe 3](#). The document containing the specific assessment for each of the proposed BLM can be seen at [Annexe 4](#). A copy can be found in the Members' Room or on the Waverley website with the committee papers for this meeting.

Member Involvement

8. Ward Councillors were informed when the project began in September 2011. Once the finalised list was agreed by the working group and Waverley officers, ward members were given the opportunity to view the documents and comment on the project. The responses received were positive and supportive.

Conclusion

9. The project has been carried out successfully by the working group on behalf of the Parish Council, with the support of Waverley Borough Council officers. A thorough consultation process was undertaken. Officers are satisfied that the buildings proposed merit designation as BLM, in accordance with the agreed assessment criteria.

Recommendation

That the Executive recommends to the Council that the list of Buildings of Local Merit in Cranleigh be adopted.

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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CRANLEIGH PARISH COUNCIL

Clerk Pauline Whitehead. BA (Hons) PILCM
Assistant Clerk Vivien Edwards
Chairman Cllr B Ellis

The Owner/Occupier
Village Hall
High Street
Cranleigh
GU6 8AF

9th July 2012

Dear Sir or Madam,

Buildings of Local Merit

Re:- The Village Hall

You may be aware that we are undertaking an assessment to identify Buildings of Townscape, Landmark or Local Historic Merit (Buildings of Local Merit for short) in order to highlight the importance of these buildings in preserving the character of our parish. These buildings are not only attractive or interesting buildings in their own right but help to explain how settlement, industry and the community developed to the present day. They are part of our built historic environment and are an important resource for future generations. We think it is right they should be identified and celebrated.

The criteria for consideration as a Building of Local Merit are:

1. Buildings of before 1700 that, whilst perhaps altered or extended, still retain the essential form and characteristics of their period.
2. Buildings of between 1700 and 1840 that whilst perhaps altered or extended, still retain the essential form and characteristics of their period.
3. 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.
4. Post 1914 buildings of definite quality.
5. Building of special interest within its type, displaying technical innovation, associated with well-known character or event, or for group value.

We have identified your property as meeting the criteria to be considered a Building of



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Local Merit. A copy of these criteria is included. We do hope you agree with us that your building is special and we would like to hear from you. If you have any information that would help us understand your building's past including any information that suggests it doesn't meet the criteria please do contact us. We are carrying out this work with the support of Waverley Borough Council who has produced the enclosed information sheet giving details of the implications of your building being recognised as a Building of Local Merit.

The designation Building of Local Merit replaces the existing Local Listing designation. This letter is therefore also being sent to owners of properties that are currently Locally Listed.

We look forward to hearing from you soon. If we do not hear from you within two months we shall understand that you have no objection to the designation of your property as a Building of Local Merit.

Yours sincerely,

Pauline Whitehead
Clerk to Cranleigh Parish Council

Annexe 2

1. Cranleigh Arts Centre, 1 High Street GU6 8AS
2. The Three Horseshoes, 4 High Street GU6 8AE
3. Street Memorial Cross, St Nicholas Churchyard
4. Vault, St Nicolas Churchyard
5. Sundial House, 20 -24 High Street GU6 8AE
6. The Coach House, High Street GU6 8AS
7. The Little Cottage, 31 High Street GU6 8AS
8. Primrose Cottage, 33 High Street GU6 8AS
9. The Village Hall, High Street GU6 8AF
10. Devon House, 72 High Street GU6 8AH
11. Kent House, 75-81 High Street GU6 8AU
12. Kent House, 83 High Street GU6 8AU
13. Manns, 101-105 High Street GU6 8AY (incorporating Cromwell Cottage)
14. Richmond House, 122 - 130 High Street GU6 8RE
15. 137 High Street GU6 8AU
16. 141 High Street GU6 8BD
17. Bank Buildings, 143 High Street GU6 8BB
18. Bank Buildings, 145 High Street GU6 8BB
19. Bank Buildings, 147 High Street GU6 8BE
20. Bank Buildings, 149 High Street GU6 8BB
21. Bank Buildings, 151 High Street GU6 8BB
22. Bank Buildings, 153 High Street GU6 8BB
23. Bank Buildings, 155 High Street GU6 8BB
24. Bank Buildings, 157 High Street GU6 8BB
25. Bank Buildings, 159 High Street GU6 8BB
26. Methodist Church, 188 High Street GU6 8RL
27. Tudor House, 190 High Street GU6 8RL
28. Northampton House, 194 High Street GU6 8RL
29. Tring House, 212 High Street GU6 8RL
30. Baptist Chapel, High Street GU6 8RT
31. Englefield, Bridge Road GU6 7HH
32. Bullimores House, Church Lane GU6 8AR
33. The Old Court, Church Lane GU6 8AR
34. Lych Gate, The Cemetery, Dewlands Lane
35. Hastie Cottage, Ewhurst Road GU6 7AG
36. 1 Lades Cottages, Ewhurst Road GU6 7AE
37. 2 Lades Cottages, Ewhurst Road GU6 7AE
38. 3 Lades Cottages, Ewhurst Road GU6 7AE
39. 4 Lades Cottages, Ewhurst Road GU6 7AE
40. 1 - 6 Legion Court, Ewhurst Road GU6 7HX
41. The Studio, Ewhurst Road GU6 7AA
42. Little Causey, Ewhurst Road GU6 7EA
43. The White Hart, Ewhurst Road GU6 7AE
44. Brookmead, Horsham Road GU6 8DL
45. 1 Brookmead Cottages, Horsham Road GU6 8DJ
46. 2 Brookmead Cottages, Horsham Road GU6 8DJ
47. Cherries, Horsham Road GU6 8DJ
48. Flagstones, Horsham Road GU6 8DW
49. High Park Cottage, Horsham Road GU6 8EJ
50. 1 Jubilee Cottages, 14 Horsham Road GU6 8DN
51. 2 Jubilee Cottages, 16 Horsham Road GU6 8DN
52. Lucks Green Cottage, Lucks Green, Horsham Road GU6 8DP

53. Rosedene, Lucks Green, Horsham Road GU6 8DP *
54. Yew Tree House, Horsham Road GU6 8DP
55. Boy and Donkey, Knowle Lane GU6 8JW
56. Gate House, Knowle Lane GU6 8RD
57. 1 Hazelwood Cottages, Knowle Lane GU6 8JP
58. 2 Hazelwood Cottages, Knowle Lane GU6 8JP
59. 3 Hazelwood Cottages, Knowle Lane GU6 8JP
60. 4 Hazelwood Cottages, Knowle Lane GU6 8JP
61. 5 Hazelwood Cottages, Knowle Lane GU6 8JP
62. 6 Hazelwood Cottages, Knowle Lane GU6 8JP
63. Hazelwood Church Room, c/o Osier Wood, Knowle Lane GU6 8JP
64. Knowle Lodge, Knowle Lane GU6 8JL
65. Waterland Cottage, Knowle Lane GU6 8JW*
66. Waterland Farmhouse, Knowle Lane GU6 8JW
67. Cranleigh Forge, Mead Road GU6 7BG
68. Bay Tree Cottage, 1 Mead Road GU6 7BG
69. Old Barn Cottage, 3 Mead Road GU6 7BG
70. 5 Mead Road GU6 7BG
71. 7 Mead Road GU6 7BG
72. 9 Mead Road GU6 7BG
73. Okehurst, New Park Road GU6 7HJ
74. Moat Lodge, Parsonage Road GU6 7UB
75. 1 Rowland Road GU6 8SW
76. 2 Rowland Road GU6 8SW
77. 3 Rowland Road GU6 8SW
78. 4 Rowland Road GU6 8SW
79. The Four Elms, Smithwood Common GU6 8QP
80. Apple Tree Cottage, The Common GU6 8NS
81. Baltic House, The Common GU6 8SL
82. Bendbrook, The Common GU6 8NR
83. Briarfield, The Common GU6 8SH
84. Brook Cottage, The Common GU6 8NR
85. Caryl House, The Common GU6 8SL
86. Common House, The Common GU6 8QA
87. 1 Elm Tree Cottages, The Common GU6 8NS
88. 2 Elm Tree Cottages, The Common GU6 8NS
89. 3 Elm Tree Cottages, The Common GU6 8NS
90. 4 Elm Tree Cottages, The Common GU6 8NS
91. Forge Cottage, The Common GU6 8SL
92. Fountain, The Common
93. High Gables, The Common GU6 8SH
94. 1 Laundry Cottages, The Common GU6 8SQ
95. 2 Laundry Cottages, The Common GU6 8SQ
96. 3 Laundry Cottages, The Common GU6 8SQ
97. Laurel Cottage, The Common GU6 8SJ
98. Maple Leaf Cottage, The Common GU6 8SL
99. March House, The Common GU6 8NS
100. Old Baptist Chapel, The Common GU6 8SH
101. 1 Parkgate Cottages, The Common GU6 8SG
102. 2 Parkgate Cottages, The Common GU6 8SG
103. 3 Parkgate Cottages, The Common GU6 8SG
104. 4 Parkgate Cottages, The Common GU6 8SG
105. 5 Parkgate Cottages, The Common GU6 8SG
106. 6 Parkgate Cottages, The Common GU6 8SG
107. 7 Parkgate Cottages, The Common GU6 8SG

108. 8 Parkgate Cottages, The Common GU6 8SG
109. 9 Parkgate Cottages, The Common GU6 8SG
110. 10 Parkgate Cottages, The Common GU6 8SG
111. 11 Parkgate Cottages, The Common GU6 8SG
112. 12 Parkgate Cottages, The Common GU6 8SG
113. Southfold, The Common GU6 8SH
114. The Chestnuts, The Common GU6 8NS
115. The Coach House, The Common GU6 8SN
116. The Cottage, The Common GU6 8SJ
117. The Covers, The Common GU6 8SH
118. The Cranley Hotel, The Common GU6 8SQ
119. The Gabled Cottage, The Common GU6 8NS
120. The War Memorial, The Common
121. The White House, The Common GU6 8SJ *
122. 1 Tilehurst, The Common GU6 8NR
123. 2 Tilehurst, The Common GU6 8NR
124. 3 Tilehurst, The Common GU6 8NR
125. Wakehurst, The Common GU6 8SH
126. Whiteoaks (East), The Common GU6 8SN
127. Whiteoaks (West), The Common GU6 8SN
128. Whiteoaks Cottage, The Common GU6 8SN
129. Whiteoaks Lodge, The Common GU6 8SN
130. White Cottage, Ewhurst Road GU6 7AE

Annexe 3

1. Bridge Farm House, Knowle Lane GU6 8JW – Already listed grade II
2. Barn at Barhatch Farm, Barhatch Lane GU6 7NG Unable to assess but former grade III and already identified as BLM
3. Colmans Farm House, Barhatch Lane GU6 7NH Unable to assess but former grade III and already identified as BLM
4. Bridgeham Farm House, East Whitley Lane GU5 0TE Unable to assess but former grade III and already identified as BLM
5. Mannings Hill, Mannings Hill GU6 8QN Unable to assess but former grade III and already identified as BLM
6. Manor Cottage, Smithwood Common GU6 8QY Unable to assess but former grade III and already identified as BLM
7. 1 The Old Pound, Horsham Road GU6 8DW - Unable to assess
8. 2 The Old Pound, Horsham Road GU6 8DW - Unable to assess
9. Vachery House, Horsham Road, GU6 8EJ - Unable to assess
10. Craneswood, Knowle Lane GU6 8JN - Unable to assess
11. Smithwood Barn, Smithwood Common GU6 8QY - Unable to assess
12. Mill Cottage, The Common GU6 8NS - Unable to assess
13. Ashleigh, Knowle Lane GU6 8RD - Evidence suggests criteria not met
14. Burleigh, Knowle Lane GU6 8RD - Evidence suggests criteria not met
15. Clovers, Knowle Lane GU6 8RD - Evidence suggests criteria not met
16. Eastleigh, Knowle Lane GU6 8RD - Evidence suggests criteria not met
17. Eversleigh, Knowle Lane GU6 8RD - Evidence suggests criteria not met
18. Homeleigh, Knowle Lane GU6 8RD - Evidence suggests criteria not met
19. Bucklers, The Common GU6 8SH - Evidence suggests criteria not met
20. Windmill Buildings, The Common GU6 8LU - Evidence suggests criteria not met but it is proposed site is identified as a heritage feature