

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 3RD SEPTEMBER 2013

Title:

**PROPOSED LIST OF BUILDINGS OF TOWNSCAPE, LANDMARK OR LOCAL
HISTORIC MERIT IN WONERSH, SHAMLEY GREEN AND BLACKHEATH**

[Portfolio Holder: Cllr Bryn Morgan]

**[Wards Affected: Blackheath & Wonersh and Shamley Green
& Cranleigh North]**

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 Wonersh, Shamley Green and Blackheath be adopted by the Council. The list has been prepared by Wonersh 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.

Financial Implications:

The costs of this work will be met from existing budgets.

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.

Introduction

1. The designation as BLM is a recognition that buildings, though not meeting the national criteria for statutory listing, are nevertheless of local historic or architectural interest. This will allow their significance to be taken into account when the Council undertakes pre-application discussions 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:-

- i. 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
 - ii. all new buildings recommended to be placed on the list of BLM be presented through the normal Executive process for adoption by the Council.
3. Wonersh is the second parish council, following Cranleigh, to request that Waverley Borough Council agrees a list of local buildings to be adopted as BLM. This request is the result of an twenty month project and builds on work already carried out by local residents to identify buildings of local interest.
4. A working group made up of parish council members and 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 Wonersh 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" and the list of criteria. The consultation process began on 20th November 2012 and the responses were considered by the working group in March 2013. A copy of the letter is attached as Annexe 1. There were several positive responses and no negative responses. All buildings are in private ownership, except The Pepper Pot which is controlled by the Parish Council.
 7. Once the consultation period ended the preliminary list of 13 buildings was reviewed by Waverley officers. All buildings were found to meet a relevant criterion. This list can be seen at Annexe 2. The document containing the specific assessment for each of the proposed BLM can be seen at Annexe 3. A copy of this is available in the Members' Room and on the Waverley website with the other committee papers for this meeting.
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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. These responses have been positive and supportive of the process.

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 Womersley, Shamley Green and Blackheath 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.

CONTACT OFFICER:

Name: Seán Rix
Heritage and Design Officer

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Dear

Buildings of Local Merit

You may be aware that we are undertaking an assessment to identify Buildings of Townscape, Landmark or Local Historic Merit (Buildings of Local Merit, BLM 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.

We have identified your property as meeting the criteria to be considered a Building of 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 have produced an information sheet giving details of the implications of your building being recognised as a Building of Local Merit. A copy of which is included.

We look forward to hearing from you soon.

Yours sincerely,

Kevin Garvey. Parish Clerk.

Annexe 2

Little Tangle, Wonersh Common Road, Wonersh GU5 0PW
Derryswood House, Cranleigh Road, Wonersh GU5 0QZ
Winterden House, Church Hill, Shamley Green GU5 0UD
Theobalds House, Blackheath Lane, Blackheath GU4 8RB
Heath House, Blackheath Lane, Blackheath GU4 8RB
East Cheshunt, Blackheath Lane, Blackheath GU4 8QT
Cheshunt, Blackheath Lane, Blackheath GU4 8QT
Blatchfeld, Littleford Lane, Blackheath GU4 8QY
Wonersh Village Club, Wonersh Common Road, Wonersh GU5 0PH
United Reformed Church, Wonersh Common Road, Wonersh GU5 0PH
The Old Chapel, The Green, Shamley Green GU5 0UH
The Reading Room, Lawnsmead, Wonersh GU5 0PQ
The Pepper Pot, The Street, Wonersh