

ITEM 8: APPENDIX C

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 8TH JULY 2014

Title:

PROPOSED LIST OF BUILDINGS OF TOWNSCAPE, LANDMARK OR LOCAL HISTORIC MERIT IN WONERSH, SHAMLEY GREEN AND BLACKHEATH AND TWO ADDITIONAL PROPERTIES IN HASLEMERE AND FARNHAM

[Portfolio Holder: Cllr Brian Adams]

[Wards Affected: Blackheath & Wonersh and Shamley Green & Cranleigh North and Haslemere East & Grayswood and Farnham Bourne]

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. It is also recommended that two buildings of local merit in Farnham and Haslemere identified by officers be adopted by the Council.

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 within 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 a 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 a 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.
5. Wonersh Parish Council submitted their first group of proposed BLMs in March 2013. These buildings were adopted by Council on 15th October 2013. This report relates to the second phase of buildings.

Farnham and Haslemere

6. Officers also continue to monitor buildings at risk in the Borough. Where it is thought that a potential building of local merit is at risk from development pressure it is considered prudent to recommend these buildings be adopted as BLM. This is in order that any future development affecting their interest can be managed in order to safeguard the important contribution they make to the character of the Borough.
7. Two buildings that are considered by officers to meet the criteria for BLMs have been identified as under pressure from future development; the former Heron Court, 39 Ford Lane, Farnham GU10 4SF and the Haslemere Police Station GU27 2AB. The Haslemere Police Station is the subject of an

informal 'Key Design Principles' document, which is supportive of finding a productive new use for the site (subject to Local Plan Policies), whilst focusing on the retention of the façade of the existing building.

Assessment criteria

8. 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

9. The consultation for the buildings in Wonersh and Shamley Green was carried out by Wonersh Parish Council. A consultation letter was sent 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 was undertaken between December 2012 and February 2013 and the responses were considered by the working group in March 2013. The parish council agreed the nominations in September 2013. There were several positive responses and no negative responses. All buildings are in private ownership.
10. Once the consultation period ended the additional list of 7 buildings was reviewed by Waverley officers. All buildings were found to meet a relevant criterion. This list can be seen at [Annexe 1](#). The document containing the specific assessment for each of the proposed BLM can be seen at [Annexe 2](#).
11. For those two buildings identified by officers, a consultation letter was sent to the owners on the 15th April. The owners were asked to make comment by 19th May. Officers received notification from owners of both properties that the letter had been received but no specific comments were made regarding the proposal to adopt the buildings as of local merit. The document containing the specific assessment for each of the proposed BLM can be seen at [Annexe 2](#).

Member Involvement

12. Ward Councillors were informed when the project began in September 2011. The finalised list for the second group of buildings in Wonersh and Shamley Green was agreed by the working group and Waverley officers. Ward Councillors have been kept updated throughout the project. Their views on this additional list have been sought.
13. In regard to the two buildings recommended by officers, Ward Councillors were informed prior to the consultation letters being sent to the owners.

Conclusion

14. The Wonersh and Shamley Green 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.
15. The two buildings identified by officers meet the criteria for being buildings of local merit and are at risk from development pressure. The owners are aware of the recommendation to adopt these as BLMs.

Recommendation

It is recommended to the Council that

1. the additional list of Buildings of Local Merit in Wonersh, Shamley Green and Blackheath be adopted; and
2. the former Haslemere Police Station, Haslemere and Heron Court, 39 Ford Lane, Farnham be adopted as buildings of local merit (BLM).

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

Telephone: 01483 523379

E-mail: sean.rix@waverley.gov.uk