

# Historic Environment Place-making Strategy

*Assessing and managing Brent's built heritage to support good growth and help inform regeneration and place-making*



The Willesden Green Cultural Centre (2015) by Allford Hall Monaghan Morris returns to use the Locally listed Victorian Library blending perfectly the old and the new.

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**Front Cover:** The Willesden Green Cultural Centre by Allford Hall Monaghan Morris provides a library, gallery, museum, archive and performance space. It returns to use the Locally listed Victorian Library (1894 by Newman and Newman) and develops it by a white ceramic-faced brickwork extension which blends perfectly the old and the new. The Cultural Centre which opened in 2015 is a local landmark and a building of beauty within the Willesden Green Conservation Area.

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Detail of the glazed bricks within the ticket office at the Grade II listed Willesden Underground station. 1925 by Charles Walter Clark, architect for Metropolitan Railway Company.

# 1.0 Introduction

- 1.1 This Historic Environment Place-making Strategy sets out and assesses the rich history of Brent and its broad wealth of heritage assets as part of its wider cultural offer, which is particularly important with Brent successfully winning the London Borough of Culture 2020 title. In doing so it responds to, and is compliant with the requirement for a 'positive strategy for the conservation and enjoyment of the historic environment' in the National Planning Policy Framework. It also sets out how the historic environment can play an important role in delivering regeneration in the Borough, through supporting the objectives of the Local Plan as well as promoting the quality place-making.
- 1.2 The London Borough of Brent forms part of London's suburban fringe but a closer inspection of its architectural and historical development reveals a complex and varied mix of styles linking and sometimes obliterating earlier village settlements. There is a wide range of architectural styles from the simple to the ornate, from Victorian Italianate and Gothic Revival to Garden Suburbs and planned 'village' settlements. Such a diverse heritage is an essential part of the character of the Borough. Furthermore, streetscenes and leafy lanes, with their trees and gardens, have matured in the course of sixty or so years to give a variety of residential environments, some of which are particularly attractive and worthy of retention.



Moderne houses enlivened by bright green pan tiles in the Sudbury Court Conservation Area.



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## Section One

# Why a Historic Environment Place-making Strategy?

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## 2.0 Why does Brent need a Historic Environment Place-making Strategy?

- 2.1 Brent is not well known for its built heritage. Yet from the iconic Wembley Stadium to the first authentic Hindu temple in Neasden as well as a wealth of historic buildings, sites and monuments there is a lot to be enjoyed. Brent's heritage assets, in all their aspects, have played a major role in shaping the Borough's development, diversity, identity, regeneration and quality of life.
- 2.2 Brent's heritage is all around, so much so that it becomes a backdrop to our everyday lives, so that perhaps it is not noticed or it becomes 'part of the scenery'. Certainly some is not recognised or perceived as having value even though it is designated. At the heart of this Strategy is a desire to maximise the contribution that the historic environment makes to the character of Brent, its regeneration, economic and cultural well-being.

**Brent's heritage assets are all around to be enjoyed. The Historic Environment Place-making Strategy is about making sure that existing heritage assets are of quality and investigating if there are others which should be identified so that they can be managed in such a way that aid regeneration and place-making and provide a legacy for the future.**

- 2.3 The Council is working on a new Local Plan which will shape how the borough is developed in the future. One of the key challenges for the Plan is to address how it will protect and promote the historic environment. The purpose of the Strategy is to set out a clear plan for Brent to guide and provide priorities for conservation and heritage activities in the borough. It is also an up-to-date evidence base for the historic environment both designated and non-designated.
- 2.4 The Strategy is not just an exercise in listing known buildings and areas, but attempts to provide an understanding of their value to society (their significance), their physical conservation status, the contribution of their settings, scope for enhancement and their potential to contribute to the delivery of other sustainable development objectives. Without an understanding of what are sometimes subtle qualities of an area, its local distinctiveness and character may be easily lost.
- 2.5 Where it is clear that a heritage asset no longer has architectural or historic interest the Strategy will recommend it is de-designated.
- 2.6 The Historic Environment Place-making Strategy also needs to provide an assessment of the likelihood that currently unidentified heritage assets, particularly areas of architectural and historic interest, that may become conservation areas in the future.
- 2.7 Following consultation on the Historic Environment Place-making Strategy the Council will be able to form a list of priorities over the next 10 years for preserving and enhancing its heritage assets.



Grade II listed telephone kiosk (Type K6) in Stag Lane. Designed 1935 by Sir Giles Gilbert Scott.

Locally listed Green Man public house, Slough Lane, Kingsbury, 1937, by A E Sewell.

Foreground: Locally listed Trough for the Metropolitan Drinking Fountain and Cattle Trough Association.





## 3.0 What is the existing Policy for Brent's Heritage?

### Government Policy

3.1 The Government's planning policies for the historic environment and heritage assets are set out in its National Planning Policy Framework (NPPF). The government published its Planning Practice Guidance (PPG) in March 2014 and keeps it updated as appropriate. Both the NPPF and the PPG are material considerations in relevant planning applications and in relation to all listed building consents and planning permission for relevant demolition in a conservation area. There are policies protecting the historic environment throughout the NPPF and a particular section about conserving and enhancing the historic environment at Section 16. The objective of the policies is to maintain and manage change to heritage assets in a way that sustains and, where appropriate, enhances its significance.

The National Planning Policy Framework advocates that local planning authorities should produce a positive strategy for the conservation and enjoyment of the historic environment. The drafting of the Historic Environment Place-making Strategy is a key step in achieving this objective and supporting local policies.

### London Plan

3.2 The strategic policy for heritage assets and archaeology in the new London Plan is contained within Chapter 7, Heritage and Culture. Specifically, Policy HC1 deals with Heritage conservation and growth. Core to the Policy is that Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

- setting out a clear vision that recognises and embeds the role of heritage in place-making
- utilising the heritage significance of a site or area in the planning and design process
- integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- delivering positive benefits that sustain conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.



Grade II listed Tombstone to Timothy Wetherilt in Old St Andrew Churchyard, Kingsbury.



# What is the existing Policy for Brent's Heritage?

## Brent Policy

3.3 The overarching policy for Brent's heritage assets is contained within Core Strategy Policy CP 17: Protecting and Enhancing the Suburban Character of Brent. The policy balances the regeneration & growth agenda promoted in the Core Strategy, to ensure existing heritage assets are protected and enhanced. The policy is implemented through the Local Plan Development Management Policies document which was adopted in November 2016. Policy DMP7 and the emerging draft new Local Plan (Policy number BHC1) specifically deal with proposals affecting heritage assets. A key message from the documents is that Brent's heritage assets make a substantial contribution to the borough's local character and distinctiveness. It recognises and identifies both designated and non-designated heritage assets through the plan making. It acknowledges that they hold value to society at many levels and identification allows protection and consideration in planning decisions.

## Brent's Supplementary Planning Documents and Guidance

3.4 Supplementary Planning Documents (SPDs) and Guides provide guidance on the Council's planning policies and processes in conservation areas, and are capable of being 'material considerations' in determining planning applications. The Council has adopted a number of Conservation Area Guides and Character Appraisals for all its conservation areas. The need for individual Conservation Area Guides is discussed in relation to each individual conservation area contained within Appendix A. A review of the Character Appraisals is discussed in paragraph 18.4.



Locally listed. West Kilburn Baptist Church, 1865 by C Hall.

## 4.0 Valuing Brent's Heritage

- 4.1 The value of Brent's heritage should not be underestimated and is a key message of the Historic Environment Place-making Strategy. Once a heritage asset is demolished it cannot be replaced. Its historic value is lost forever to the community and future generations and it cannot be used for regeneration and place-making purposes. The effective preservation of historic buildings, places and landscapes and their stewardship is therefore fundamental to the Council's role.
- 4.2 Work on assessing and identifying Brent's heritage is essential. It provides an evidence base which helps understand the built heritage and also provides a record of the changes which have occurred in the past. The Historic Environment Place-making Strategy Objectives and Priorities play a key role in the management of Brent's heritage.
- 4.3 The conservation of the historic environment is the process of managing the inevitable changes that will take place, to an area or heritage asset in a way, which best sustains its historic value for the present and future generations as well as for regeneration and place-making. The Council's capacity to influence and inform owners of buildings, members of the public, architects and other professionals with influence over the historic environment is crucial as is the knowledge of traditional building techniques and the care and repair of historic assets.
- 4.4 The provision of specialist conservation advice is essential for the preservation of the built heritage. Heritage advice is currently provided to owners and occupiers of listed buildings and to those living in conservation areas on a whole range of issues, ranging from whether planning permission or listed building consent is required, to how to sensitively repair buildings and help on the design of extensions and alterations to historic properties.



Grade II listed railway bridge, 1838, by Robert Stephenson. Viaduct from the London & Birmingham Railway, carrying the main line from Euston. In the OPDC planning area of responsibility.



## 5.0 Brent's Heritage helping Regeneration & Place-making

- 5.1 Heritage assets can play a central role in achieving good growth and successful regeneration. They represent an opportunity rather than a constraint. Rejuvenating historic buildings can also reinforce a sense of community, make an important contribution to the local economy and act as a catalyst for improvements to the wider area. It is clear in Brent that heritage assets can be a foundation for regeneration and place-making especially in town centres.
- 5.2 Brent Council encourages new uses for its historic buildings to meet new demands in relation to housing, community need and for social benefit and social good. There is often a win/win situation in keeping the best of the old and introducing high quality, sensitive, new development, achieving the best result for regeneration, sustainability and the historic environment. Furthermore, the Council appreciates the value that historic buildings can represent to the local community, and that sympathetic development of such buildings can be of benefit to both the building and the area.
- 5.3 The community value of historic buildings can be seen in the transformation from the Tricycle Theatre to Kiln Theatre after its £7m facelift which has created a place of energy, creativity and stories in Kilburn. Previously hidden original features can now be seen in the opened-up entrance hall and around the larger 292-seat theatre. A new shopfront offers full disabled access and a street-front café on Kilburn High Road. The refurbished building can now support its growing community outreach programme and provides a rejuvenated high street frontage.



Locally listed Kiln Theatre on Kilburn High Road showing detail of the refurbished 1929 Foresters' Hall façade and new shopfront.



# Brent's Heritage helping Regeneration & Place-making

- 5.4 An early understanding of the character and significance of the historic environment prevents conflict and maximises the contribution historic assets can make to future economic growth and community well-being. The former, once derelict, Locally listed Spotted Dog Pub on the High Road, Willesden, had its Georgian façade incorporated into a residential complex in 2014. This provided Willesden High Road with a new building, which retained the significant historic features, as well as much needed new homes and new café.



Locally listed former Spotted Dog Pub, High Road Willesden, 1881 by H W Hexton converted and extended for new uses in 2014.

# Brent's Heritage helping Regeneration & Place-making

- 5.5 It is better in sustainability terms to reuse and recycle old buildings rather than to demolish them and to build new ones. Brent's former Town Hall, a Grade II listed Art Deco gem, was successfully converted into the Lycée International French School in 2015. The conversion included the refurbishment of its marble clad staircase in the entrance hall and panelled assembly hall. The campus also includes carefully designed landscaping and purpose-built teaching facilities to harmonise with the listed building.
- 5.6 Brent's new Civic Centre, already a design icon and part of Brent's new heritage, has become a hub and heart for the community where residents can meet, shop and eat. It complements Wembley's other two well-known civic icons, Wembley Stadium and Wembley Arena (listed Grade II). The public realm and setting in front of the Civic Centre and the Wembley Arena is set to have its three Grade II listed, iconic, K6 red telephone boxes, designed by Sir Giles Gilbert Scott, reinstated by Quintain. These are to have practical alternative uses such as solar phone recharging station, café, pop up gallery and mobile phone locker.



- 5.7 Heritage is what people value. Heritage assets matter to young people and were a major contributor to Brent securing 2020 London Borough of Culture. Iconic buildings can play a critical role as a focus for regeneration but conventional historic buildings can also play a key part in enriching the fabric of our streetscapes and the community's experience of them. For example, the old Victorian Grade II listed Stonebridge School has recently been enlarged and refurbished. The scheme has seen the school expand from two forms of entry to three, via a new-build contemporary designed extension providing 6 new classrooms, a library resource centre and a multi-purpose hall. Internal modifications to the existing school building have improved access and the teaching environment. The development will contribute to Brent Council achieving its objectives with regard to the provision of primary school places.



# Brent's Heritage helping Regeneration & Place-making



Grade II listed Stonebridge Primary School in Shakespeare Avenue, built 1899-1900 by Willesden School Board, to the design of GET Laurence. New building in foreground by architects McBains.

- 5.8 A major regeneration project in South Kilburn reached a significant milestone in 2012 when Ely Court, Cambridge Court and Wells Court were demolished and included some of the tallest buildings in the area, making way for attractive low rise modern housing. The scheme demonstrates the ability of the South Kilburn Regeneration Scheme to lead the process of enlightened city building in a conservation area which is dominated by listed buildings. The new build has not only enhanced the South Kilburn Conservation Area but delivered housing of the highest calibre.



Left, low rise modern housing constructed in 2015 by architects Lifschutz Davidson Sandilands

- 5.9 Brent's churches have been successfully reused by different faith groups. In 1990, Christ Church, Willesden Lane (Grade II listed), was substantially remodelled and much of the building was converted to flats. The church now meets in what were the transept, choir and sanctuary. The Grade II listed former Presbyterian church in Ealing Road was positively converted in 1993 into Wembley Central Masjid. Its free-standing northwest tower with clock face and open cupola with buttresses is still a landmark within the street.
- 5.10 So our built heritage represents a potential opportunity which can add architectural and/or historical character, distinctiveness and local interest to wider development schemes.



**Grade II listed Presbyterian 1909 church, Ealing Road, positively converted in 1993 into Wembley Central Masjid. A local landmark, with tower and clock.**



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## Section Two

# Heritage Audit

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**Grade II listed Wembley Fire Station, Harrow Road, 1937-9, for Wembley Urban District Council.**





## 6.0 Listed Buildings

- 6.1 The Council is committed to ensuring that all of its statutory listed buildings are carefully preserved and that their character is not adversely affected because of neglect, unnecessary demolition, works which affect their setting and/or alterations and extensions. Indeed, the Council has a statutory duty to ensure the proper preservation of all listed buildings within the Borough.
- 6.2 The Council has at its disposal, as part of this role, a wide range of powers, under the existing Planning (listed Buildings and Conservation Areas) Act 1990 which seek to ensure that adequate protection is given to listed buildings. Using these powers the Council can require an owner to undertake urgent works to the building to make it wind and weather proof or in some instances can require more extensive repair works to be undertaken. In extreme cases the Council can compulsory purchase the property or seek to prosecute those responsible for causing damage to listed buildings.
- 6.3 The Council will always seek to work in partnership with owners of listed buildings, to bring about their sensitive repair and to help secure their long term future. This may involve discussions relating to possible new uses for a building and in some instances looking at ways in which additional funds can be provided from other development to enable the repair of the heritage asset. In such circumstances the Council will use the relevant guidance provided by Historic England.



Grade II\* listed Sudbury Town Underground Station. Designed in 1931 by Charles Holden, it was the prototype for his ground-breaking Modernist designs for the Piccadilly Line extensions. In 2017 TFL undertook forecourt/bus interchange improvements which included the replacement of a number of missing Charles Holden lamp columns.

# Listed Buildings

- 6.4 There are around 250 statutory listed buildings in Brent. A statutory listed building is a building or structure that has been placed on the National Heritage list of buildings of special architectural or historic interest by the Secretary of State (for Digital, Culture, Media and Sport). The current Statutory List is set out in Appendix B, Schedule 1.
- 6.5 When a building or structure is listed, all of the building itself (internally and externally), anything fixed to it and also most buildings and structures in its grounds form part of the listing. Buildings are listed under categories. These include:
- Grade I buildings are of exceptional interest – Brent has 1.
  - Grade II\* buildings are particularly important buildings of more than special interest - Brent has 9.
  - Grade II buildings are of special interest. Brent has around 240 of these.
- 6.6 Most listed buildings in Brent are residential properties in private ownership that are actually well maintained. This is probably the reason that Brent only has 4 buildings (as of 2018) on Historic England's Heritage at Risk Register.
- 6.7 The designation regime is set out in the Planning (listed Buildings and Conservation Areas) Act 1990. The list is maintained by Historic England and is available online through the National Heritage List for England. Applications for new entries and to remove or amend an existing entry are made to Historic England. It will investigate the merits of the application and make a recommendation to the Secretary of State (for Digital, Culture, Media and Sport) who will make the decision.
- 6.8 Local planning authorities may serve a Building Preservation Notice (BPN) on the owner and occupier of a building which is not listed, but which it considers is of special architectural or historic interest and is in danger of demolition or of alteration in such a way as to affect its character as a building of such interest. This is why it is important to regularly survey buildings and structures within the borough that might merit designation to have a proper audit of likely candidates and to inform owners and occupiers of potential risks.
- 6.9 Whilst other London boroughs have significantly more listed buildings (Hounslow has 1500 for example) it is not envisaged that this will majorly increase in Brent due to the fact that Historic England only takes forward applications to list buildings where the building or site is a) under serious threat of demolition or major alteration; b) is one of its strategic listing priorities or c) has a very strong potential for inclusion on the NHLE. On average, Brent has 3 additions to the list a year.

## Discussion

Making a case to list a building or structure is very time consuming and needs to be backed up by much factual evidence. The request needs to be accompanied by plans, photos and detailed proof demonstrating the architectural or historic interest of the building or structure. Given limited resources and the likelihood of finding contenders it is not thought practical to undertake such a survey. It would, however, be sensible to consider potential candidates for statutory listing where there is threat of demolition or the building/structure would aid regeneration and place-making.

## LISTED BUILDINGS

**OBJECTIVE 1:** Only consider potential candidates for statutory listing where there is threat of demolition or the building/structure would aid regeneration and place-making.



**Grade II listed St Francis of Assisi Roman Catholic church, Fleetwood Road, Dollis Hill, 1933, J Harold Gibbons. Made redundant in 1991 and now used by the Polish Roman Catholic community.**





## 7.0 Heritage at Risk

- 7.1 Historic England's Heritage at Risk Programme (HAR) identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. The programme highlights to communities about the condition of their local neighbourhood. It encourages people to become actively involved in looking after what is precious to them. It also reassures them that any public funding goes to the most needy and urgent cases. As public and private finance remains scarce, there is a need to focus on the heritage assets that are at greatest risk and that offer the best opportunities for positive development.
- 7.2 Accurate and up-to-date information as well as the condition of the buildings is the key to responsive and timely intervention. There is a range of measures available to the Council to bring about the repair of Buildings at Risk. The Council has statutory powers (including CPO) to carry out repairs in default but this can involve considerable public money. It is often better to work with the owner and facilitate repair and reuse by seeking to overcome the obstacles to reuse, finding development partners and securing grants.
- 7.3 In particular, the Council is working with colleagues in Regeneration and Property to develop a delivery programme which could include building preservation trusts as an option for sustainable building repair and management.

### Discussion

The HAR programme is reviewed every year by Historic England and Brent Council for publication in October. Brent Council (as of 2019) has 6 buildings on the register. Details of these have been extracted from the HAR register and are summarised below. There should be a survey of all the listed buildings in the Borough once a year, but the resource implications of this cannot currently be met. Instead, the register is updated based on the working knowledge of officers and prioritised as time permits.

### BUILDINGS AT RISK

Objective 2: Work with owners and Historic England to facilitate repair, trying to overcome the barriers to reuse, finding development partners and securing funding.



#### **Grade II listed Chapels at Paddington Cemetery, Willesden Lane, Willesden**

Mid-C19 twin Anglican and nonconformist chapels connected by a pair of carriage-porches and a central bell tower behind which is a lodge. Designed by Thomas Little in 1855 as part of a new cemetery. The vacant buildings are isolated within the cemetery and too dangerous to use. Funding for repairs and a long term solution are being sought.



#### **Grade II listed Wembley Hill Lodge, 114, Wembley Hill Road, Wembley**

Early C19 orné style cottage which was formerly a lodge to Wembley Park. Single storey and attic with gable to the front. Featuring twin chimneys and thatched catslide roof. The detached property was severely damaged by a fire in 2013.

# Heritage at Risk



## **Grade II listed Cambridge Hall, Cambridge Avenue, Kilburn**

Built in 1863 as St James's Episcopal Chapel. It is a prefabricated structure of corrugated iron with boarded roof covered in corrugated asbestos. Since 1920 it has been the home of the Willesden & St Marylebone Cadet Corps which converted the interior to resemble a boat, in itself of historic interest. The Cadet Corps is putting together a business plan to acquire funds to run the building as a community venue. Planning Permission and listed Building Consent were granted in 2016 for an adjacent residential building, as well as some conservation and repair works to Cambridge Hall.



## **Grade II\* listed Oxgate Farm, Coles Green Road, Cricklewood**

C16 and C17 timber-framed building suffering from subsidence to the brick plinth and structural failure of beam ends to the ground floor due to damp penetration. The owner carried out urgent works in 2013 and is exploring possible long term solutions. A condition assessment was produced in 2016, funded by Historic England, and urgent works to safeguard the building were completed in 2018.



## **Former Savoy Cinema, Burnt Oak Broadway, Edgware**

The Savoy Cinema was built for the independent circuit Goide & Glassman and was designed by cinema architect George Coles. It opened on 29th June 1936 with Bobby Breen in "Rainbow on the River". It is an impressive cinema with all of its internal Moderne fittings intact. It operated as a bingo hall from the 1960s but closed in 2014. Despite several attempts to sell, occupy and find a new use for the building it remains empty and in a declining state with crumbling plasterwork.



Summerhouse, circa 1899, by William West Neve, who designed the adjoining Kingsbury Manor for Mary Blair, Duchess of Sutherland. Built in the Arts and Crafts style, timber-framed with patterned brick nogging on a brick plinth edged with stone, and a hipped thatched roof. The thatched roof is deteriorating and the building is in need of repair. The Local Authority and the owner have begun discussions to develop a strategy for the summerhouse's repair and re-use.

## 8.0 Locally Listed Buildings

- 8.1 The protection of local heritage is important not only to enhance the quality of Brent's built environment, but also to maintain a sense of local distinctiveness which can also assist with regeneration and place-making. Local authorities can identify non-designated heritage assets and include them on a Local List. These assets are known as 'locally listed' and includes monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions. The process of preparing a Local List allows local people, in partnership with the Council, to identify local heritage that they would like recognised and protected.
- 8.2 Unlike statutory listing, buildings on the Local List are not subject to any additional planning controls over demolition or alteration. It also does not impact on the owner's Permitted Development Rights. Indeed, for most properties not within a conservation area, a Local listed building can be demolished under 'Prior Approval' unless a Local Authority has placed an Article 4 Direction on the said property.
- 8.3 Brent's Local List was established in 1975 with the last adopted version recorded in Appendix BE4 of Brent's UDP 2004. Since that time a limited internal review by Officers was undertaken in 2012 prompted by requests to add buildings considered to be under threat of development to the list. At that time the list was amended. The current Local List is set out in Appendix B, Schedule 2.



Local listed maisonettes in Wakemans Hill Avenue designed by Ernest George Trobridge in 1935. An iconic Trobridge 'castle', featuring rising entranceway steps between two drum towers.



# Locally Listed Buildings



A modest group of C19 brick cottages in Watford Road, Sudbury.

- 8.4 Notwithstanding the 2012 update it was evident that the list required further fuller review. Following Planning Committee approval in 2015 a public consultation exercise was undertaken to establish likely candidates. This concentrated on properties South of the North Circular Road and over 100 properties were identified, as viewed in Appendix B, Schedule 3. An eligibility criteria and scoring technique was also approved by Planning Committee in 2015. However, the final list was never adopted.
- 8.5 It is recommended that the buildings and structures contained in Appendix B, Schedule 3, be treated as non-designated heritage assets while they are being considered for adoption to the Local List. This is because they have been identified as having a degree of significance meriting consideration in planning decisions but may not be formally adopted to the Local List for some time.

## Discussion

A full survey of the whole Borough to identify any potential assets and write descriptions for each asset is an enormous task and would require considerable resources. However, there are certainly benefits to having a comprehensive Borough-wide list which would aid regeneration and provide a degree of certainty to potential developers.

As an alternative, to break down the task, it is preferable to undertake thematic reviews of specific types of building. For example, thematic reviews of leisure, education, religious, civic, public houses and residential buildings. Local communities, perhaps galvanised by residents' associations/local history societies or neighbourhood forums can get involved in surveying their area and identifying potential candidates for the list, based on the Borough selection criteria.

Feedback from the Local Plan consultation has requested that Brondesbury Park Mansions in Salusbury Road should be included on the Local List. As it has already been identified for inclusion within the 2015 survey, and there is considerable local support, mansion blocks could be the first thematic review.

# Locally Listed Buildings

## LOCAL LIST

Objective 3: Work with communities, residents' associations and local history societies to thematically identify potential candidates for the Local List, based on the Borough selection criteria.



Proposed for Local List: Brondesbury Park Mansions, Salusbury road, NW6 6PD



Locally Listed former Synagogue, 1904, by F N Marks, sensitively converted into the Imam Khoei Islamic Centre.



**Locally listed Paddock (Alternative Cabinet War Room) in Brook Road, Dollis Hill. Paddock is the codeword for an alternative Cabinet War Room bunker for Winston Churchill's World War II government.**





# 9.0 Conservation Areas

- 9.1 The conservation areas in Brent range enormously in character, from the stucco Victorian Villas of South Kilburn to the thatched cottages of Buck Lane in Kingsbury. The Council's first conservation area was designated around Roe Green Village in 1968.
- 9.2 The Borough is particularly blessed with attractive and unusual suburban estates, such as Sudbury Court, Mount Stewart and Northwick Circle, built during the expansion of London in the '20s and '30s. From an earlier period, attractive Victorian estates are protected in areas such as Mapesbury and Queen's Park.
- 9.3 Conservation areas foster local identity, involve communities in their management, enable a broad view of what heritage can mean in a diverse society, and can be catalysts for social and economic regeneration. They are extensively recognised for the contribution they make to our cultural inheritance, economic well-being and quality of life.
- 9.4 Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Furthermore, the Council has a duty to review past designations from time to time to determine if any further parts of their area should be conservation areas.
- 9.5 Conservation area designation introduces a general control over the demolition of unlisted buildings and provides a basis for planning policies whose objective is to conserve all aspects of character or appearance, including landscape and public spaces, that define an area's special interest.
- 9.6 Conservation area designation also introduces protection over trees. This applies to any surgery or the removal of any tree with a trunk over 75mm in diameter when measured 1.5m above ground level.
- 9.7 There are currently 22 conservation areas in Brent (compare Richmond which has 75) and these are set out in the table below. The Borough's conservation areas cover approximately 323 hectares, which equates to 7.47% of the borough's area.



Victorian terrace housing in the North Kilburn Conservation Area.

Barn Hill	Brondesbury	Kensal Green
Harlesden	Homestead Park	Mapesbury
Kilburn	Lawns Court	North Kilburn
Mount Stewart	Neasden Village	Queens Park
Northwick Circle	Paddington Cemetery	St Andrews
Roe Green Village	South Kilburn	Wembley High Street
Sudbury Cottages	Sudbury Court	
Willesden Green	Buck Lane	

# Conservation Areas

- 9.8 The pressure to develop new buildings and sites and to extend and alter existing housing stock across the Borough is not a problem, however, in the more sensitive areas like conservation areas even minor changes can, over time, severely erode their special character and result in a loss of the area's distinctive character.
- 9.10 To overcome the threats to an area's character and appearance it is important to identify what aspects of an area are important and what makes it distinctive. Conservation areas need to be reviewed to ensure they are relevant and what made them special when originally designated is still significant.
- 9.11 Local Authorities are required by the Planning (listed Building and Conservation Areas) Act 1990 to identify those parts of their area that should be designated as conservation areas and to formulate and publish proposals to preserve or enhance them. Local Authorities must submit proposals for the protection and enhancement of conservation areas for consideration at a public meeting within the relevant area. They must also have regard to any views expressed by people attending the meeting.
- 9.12 Detail of the initial survey and recommendations in relation to existing conservation areas and possible de-designation and new designations is summarised below in the Table below and fully in Appendix A.
- 9.13 Conservation Area Character Appraisals identify the special architectural and historic interest that warrants designation. It is expected that all conservation areas should have such an appraisal, and that it can be used by a variety of stakeholders i.e. planners, developers, householders and amenity groups. They should also be clear, concise and involve a high degree of stakeholder consultation in their production. Brent's conservation areas all have their respective Character Appraisals but these were all adopted in 2006. Although they are useful to confirm the history and significance of an area, they were drafted with limited stakeholder contribution, and it is fair to say that they are now outdated.
- 9.15 However, it is not only Conservation Area Character Appraisals that help residents and the Council to understand the history and significance of a conservation area. To help shape future developments and to get an understanding of planning policies in a particular conservation area the Council has been adopting a number of Conservation Area Design Guides. These guides drill down on specific aspects of the conservation area and identify the special architectural and historic interest. They also give residents an idea of what enhancements can be made. As new guides are adopted it is not thought necessary to have the Conservation Area Character Appraisal and these be revoked.



3 and 5 Buck Lane, Buck Lane Conservation Area.



**Locally listed and within Kensal Green Conservation Area 850-854 Harrow Road. Attractive Georgian houses retaining many original features.**





# Conservation Areas

9.16 Seven out of the 22 conservation areas have a Conservation Area Design Guide which contain practical advice and information on how to make repairs and improvements to properties that will help to preserve or enhance the character of the area. Two of these guides, Mapesbury and Roe Green Village, were reviewed and updated in 2018 and Sudbury Court in 2015 but the others are already out of date and need amending. The remaining conservation areas all require a guide.

9.17 Article 4 Directions allow local authorities to restrict permitted development rights in certain areas. These directions can control small-scale change that might gradually erode the character of a conservation area, such as alterations to windows and doors, roofs and front garden areas. Where an Article 4 Direction applies, planning permission is required for the specified works. Twenty of Brent's conservation areas have such directions.

Conservation Area	Designated	Extended	Design Guide	Significance	Article 4	Recommendations
Barn Hill	1990	No	Yes (1998)	High	Yes	Design Guide Review
Brondesbury	1990	No	No	High	Yes	Boundary Review and Design Guide
Buck Lane	1979	No	No	Med/High	Yes	Boundary Review and Design Guide
Harlesden	1994	No	No	Med/High	No	Boundary Review
Homestead Park	1993	No	No	Medium	Yes	None
Kensal Green	1990	No	No	High	Yes	Boundary Review and Design Guide
Kilburn	1993	No	No	Med/High	Yes	Boundary Review and Design Guide
Lawns Court	1995	No	No	Medium	No	Add to Barn Hill Conservation Area
Mapesbury	1982	No	Yes (2018)	High	Yes	Boundary Review
Mount Stewart	1993	No	No	Med/Low	Yes	Boundary Review and Design Guide
Neaden Village	1987	No	No	Medium	Yes	Boundary Review and Design Guide
North Kilburn	1988	No	Yes (1988)	High	Yes	Boundary Review and Design Guide
Northwick Circle	1989	Yes (1993)	No	Med/Low	Yes	Boundary Review and Design Guide
Paddington Cemetery	1993	No	No	High/Med	No	None
Queen's Park	1986	Yes (1995)	Yes (2013)	High	Yes	Boundary Review
Roe Green Village	1968	No	Yes (2018)	High	Yes	None
South Kilburn	1979	No	No	High	Yes	None
St. Andrews	1983	Yes (1993)	No	Medium	Yes	Boundary Review and Design Guide
Sudbury Cottages	1993	No	No	Low	Yes	De-designate
Sudbury Court	1990	Yes (1993)	Yes (2015)	Med/Low	Yes	None
Wembley Hill	1990	No	No	Low	Yes	De-designate
Willesden Green	1993	No	No	High	No	Boundary Review and Design Guide

Borough Conservation Area Coverage	Total Area (Hectares)
Existing	323 (7.4% of the Borough)
Proposed boundary extensions	88
Proposed new	31
Proposed de-designated (including boundaries to existing)	31
Net	411 (9.5% of the Borough)

# Conservation Areas

## Discussion

Conservation areas are an important part of Brent's heritage, representing a cross section of the best surviving examples of different phases and types of development from residential to industrial areas, open spaces and town centres.

A survey of Brent's existing conservation areas was last undertaken in 2004. The survey did not consider or review the area boundaries of the existing conservation areas nor was there a full survey of the borough to consider if other areas merit designation. A comprehensive review is now required to reappraise existing conservation areas, review existing boundaries, and assess the merits of potential new areas which may previously have been overlooked.

A phased approach is recommended to review and designate conservation areas over a ten year period (2019 to 2029). Conservation area review will be undertaken on a urgency basis, prioritising those considered under threat or where there is clear and justified local residents' demand. This would allow for an even distribution of resources, as well as allowing an ongoing review of best practice over the time period.

It is recommended that any proposed extensions to existing conservation areas and any proposed conservation areas be treated as non-designated heritage assets while they are being considered for designation. This is because they have been identified as having a degree of significance meriting consideration in planning decisions but will obviously not formally designated as heritage assets for some time. This would give them a degree of interim protection.

Brent's Conservation Area Character Appraisals are used to help determine planning applications for external alterations and new development. They form background documents setting out the history and character of the conservation area and what makes it special. These will not be updated as the Conservation Area Design Guides are more useful and perform a similar role. A limited programme of adoption for these guides has been established and the Council aims to adopt around 1 a year.

Twenty of Brent's conservation areas have Article 4 directions. However, the Directions were all made some time ago and do not reflect the current legislation contained in The Town and Country Planning (General Permitted Development) (England) Order 2015. They are therefore difficult to interpret or simply do not adequately cover the elements of the building that are significant and are in need of protection. This strategy therefore advises that the current Article 4 Directions are reviewed for each of the conservation areas and that fresh Article 4 Directions are made.

In general there was support for conservation area designation in the areas suggested by the Strategy as part of the Local Plan consultation. There was strong support for extensions to the Mapesbury Conservation Area, Queen's Park Conservation Area and extension to the Kensal Green Conservation Area. New Conservation Areas supported include those proposed for Kensal Rise, Malvern Road and Dudden Hill. A few comments were made against the possibility of de-designating the existing conservation areas as suggested in the report.

## CONSERVATION AREAS

Objective 4: Undertake a full review of Brent's conservation areas to ensure they have special architectural and historical interest. De-designate and consider if other areas merit designation as appropriate. Update Design Guides and Article 4 Directions as necessary.

# 10.0 Historic Parks and Landscapes

- 10.1 Parks and landscapes are key components of the historic environment, and take many forms, including public parks, the grounds of historic houses and sites and cemeteries. They are all designed landscapes. Roundwood Park, Paddington Cemetery and United Synagogue Cemetery are recognised by national designation, listed on the Register of Parks and Gardens of Special Historic Interest by Historic England at Grade II. The addition to the Register means that they have the same weight in policy terms under the National Planning Policy Framework (NPPF) as listed buildings.
- 10.2 The Council has designated Paddington Cemetery and Queen’s Park as Conservation Areas. These have architectural or historic significance meriting consideration in planning decisions, because of their heritage interest. Other conservation areas have areas of open space which form part of their significance such as Northwick Circle.
- 10.3 The London Parks & Gardens Trust has identified 38 sites within Brent which have been included on its Inventory of Historic Green Spaces. These sites are treated as Locally listed within the Borough and are identified as having a degree of significance meriting consideration in planning decisions. The sites are set out in Table 2 below and the maps in Appendix B, Schedule 4.

Alperton Cemetery	Preston Park
Barham Park	Queen's Park
Former Brent Town Hall	Roe Green Park including Roe Green Walled Garden
Butler's Green	Rose Green Village
Cambridge Gardens and Square	St Andrew's Churchyard
Church Lane Recreation Ground	St John the Evangelist Churchyard and Wembley Old Burial Ground
Elmwood Park	St Joseph's Cemetery and St Joseph's Roman Catholic Church
Eton Grove Open Space	St Mary's Churchyard and Willesden Old Burial Ground
Fryent Country Park (including Barn Hill Open Space)	Silver Jubilee Park
Gladstone Park	Stonebridge Recreation Ground
The Grange	Sudbury Court Open Space
Guinness Brewery Site	Tenterden Sports Ground and John Billam Sports Ground
King Edward VII Park	Tokington Recreation Ground
Lawns Court	United Synagogue Willesden Cemetery
Jewish Cemetery	Vale Farm Sports Ground
Northwick Circle	Welsh Harp, Welsh Harp Open Space and Neasden Recreation Ground
Northwick Park	Willesden New Cemetery
The Old Orchard	Willesden Sports Ground
One Tree Hill Open Space	Woodcock Park and Kenton Grange



# Historic Parks and Landscapes

## Discussion

Parks, open spaces and recreation grounds are generally well protected within the current Local Plan by Policy DMP8 and the emerging draft new Local Plan (Policy number BG11). Conservation area status does not bring with it more control apart from that for demolition of buildings and works to trees. No parks or landscapes were recommend for designation as part of the Local Plan consultation. Therefore, parks and landscapes will not form part of the overall conservation area review. However, existing parks and landscapes will continue to monitored and safeguarded.

## HISTORIC PARKS AND LANDSCAPES

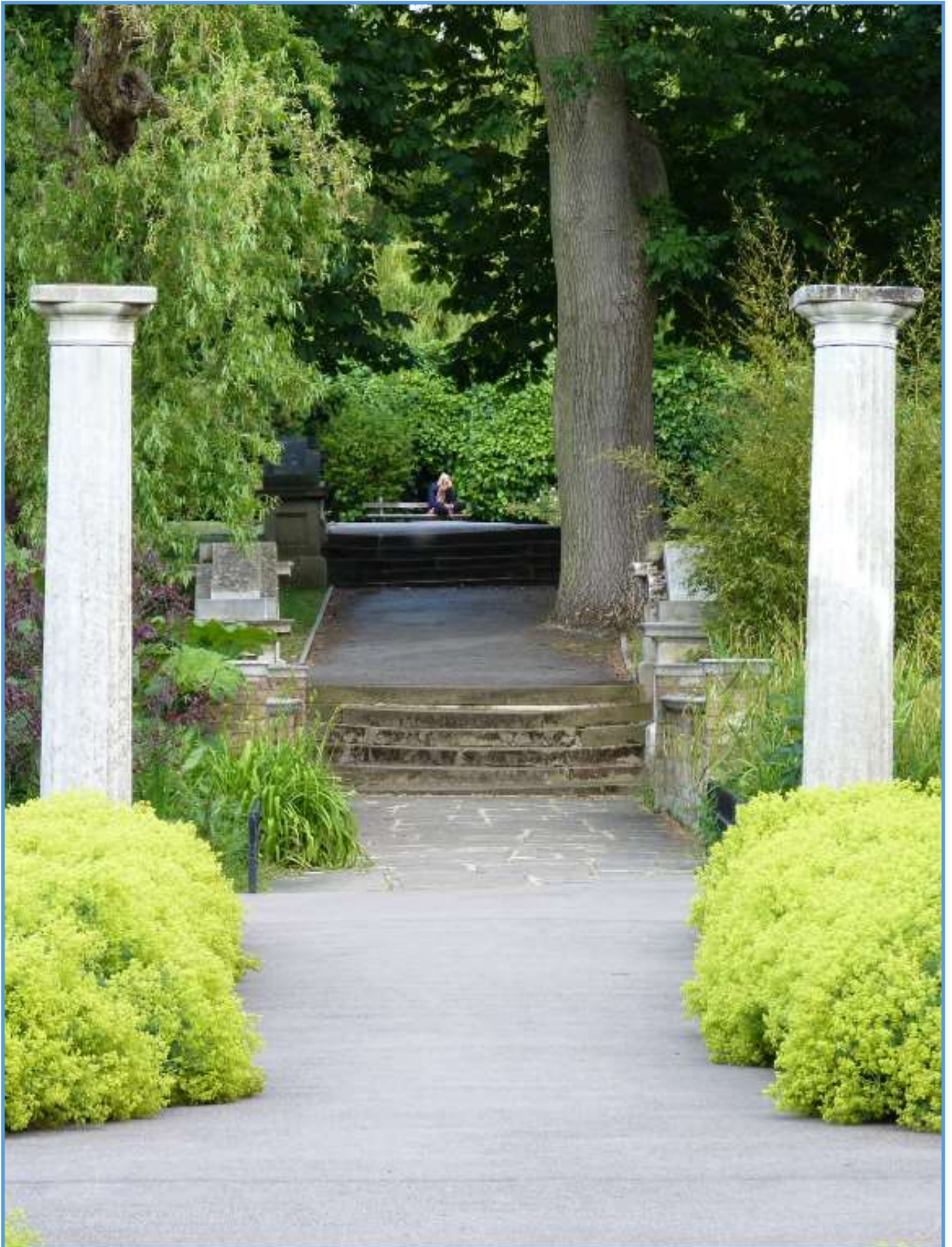
Objective 5: Continue to monitor and safeguard Brent's historic parks and landscapes to inform regeneration and enhancement projects.



Locally listed: Cambridge Gardens open space forms the heart of the South Kilburn Conservation Area. The metal railings surrounding the triangle where reinstated with funding in 2011 from the Government.



**Grade II listed garden features including balustrades, urns and columns remnants of the formal garden to the former Sudbury Lodge in Barham Park.**



# 11.0 Archaeology

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- 11.1 Archaeology is the study of the past through the material remains left by our ancestors. It can be the only source of information about large parts of the Borough's history. It is a finite, non-renewable and in many cases a very fragile resource, vulnerable to even slight changes to the site or structure. The evidence can be buried or upstanding, deliberately constructed or the by-product of other activities. It can consist of a few artefacts or an ancient place name.
- 11.2 Archaeological sites and the information they contain cannot be restored once they have been lost. The government has recognised this through publication of National Planning Policy Framework (NPPF) which provides guidance on the treatment of archaeological remains in the planning process.
- 11.3 Brent has seen comparatively little archaeological excavation since the war and there is the potential for more discoveries through the planning process. In the main, such excavations have been undertaken by the Wembley History Society and in recent years by the Museum of London, but finds have been limited. The most significant being a Bronze Age urn from Brent reservoir displayed at Brent Museum and Archives.
- 11.4 The Council has identified four Archaeological Priority Areas (APAs) where there is significant known archaeological interest or potential for new discoveries. It has also identified 40 local Sites of Archaeological Importance (SAI). APAs and SAI are used to help highlight where development might affect heritage assets. The current APAs and SAI maps can be viewed in Appendix B. Schedule 5.
- 11.5 The APAs and SAI were created in the 1970s and 1980s by the Council, the local history societies and the local museums. However, in London, archaeology is managed by the Greater London Archaeology Advisory Service (GLAAS), part of Historic England's London office. It provides archaeological advice to local authority planners, developers and their agents and local people. It is due to undertake a review of Brent's Archaeological Priority Areas in 2020.

## Discussion

Development Management Policy for archaeology is currently contained within DMP7 and the emerging draft new Local Plan (Policy number BHC1). For archaeological assets, the layout of the development, extent of basements and design of foundations may need to provide for physical preservation.

The potential archaeological implications of development should be considered at as early a stage as possible in a development proposal. This will ensure that necessary archaeological work does not cause any unexpected problems, or introduce unexpected time and costs in project programmes.

Early assessment is also important for Brent as it has not been surveyed for a while particularly evaluation on sites where there is greater potential for damage to significant archaeological remains and those which have not been subject to systematic evaluation.

A desk-based assessment will usually be required to be submitted to the Council in consultation with the Greater London Archaeological Advisory Service (GLAAS). Desk-based assessments are reports that consider the likely survival of buried archaeological deposits on the site, the likely significance of such deposits and the impact on them of a proposal.



## Iron age and Roman pottery found in 2013 on the site of the former 'Blackbirds' public house, Blackbird Hill, Wembley

### ARCHAEOLOGY

Objective 6: Special regard will be given to proposals where they are considered to affect sites within Archaeological Priority Areas and Sites of Archaeological Importance.



Fragments of Roman (3rd/4th century) red slip-ware pottery excavated by Archaeology South-East at the Blackbird Hill site in September 2013. These were secured by a planning condition on the site that was formerly occupied by Blackbird Farm which stood on Blackbird Hill for centuries. The archaeological investigation revealed part of the post-medieval farm and traces of Roman occupation – a rare discovery in Brent. This in situ discovery was the first evidence that proved there were people living in Kingsbury in the early centuries of the first millennium.

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# Section Three

## Conclusions

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# 12.0 Conclusion

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- 12.1 The historic environment helps to create a valued sense of place and provides a strong sense of identity and source of pride for the Brent's communities, contributing significantly to the quality of life and to place-making and place-marketing.
- 12.2 This Strategy aims to promote an agenda of increased public understanding, access to, and engagement with the Brent's heritage, to increase enjoyment and appreciation of the past and support for its conservation, use and to place-making and place-marketing.
- 12.3 At a time of increasing pressure on local authority funding and resources creative solutions will be needed in order to take the Historic Environment Place-making Strategy forward. For the Historic Environment Place-making Strategy to succeed it must involve and integrate the enthusiasm of local interest groups as well as expertise and understanding from developers and the commercial sector.
- 12.4 Consultation on this document has provided clear feedback from Historic England, the Government's advisor tasked with protecting the historical environment. It very much welcomed the document as an important element in the evidence base for the emerging Local Plan. Furthermore, it supported moves to review, update or produce relevant documentation such as Design Guides and Article 4 Directions. It also suggested that the conservation area design guides for those areas of the Borough undergoing the most significant change should be prioritised.
- 12.5 Local residents generally support the objectives proposed. There was much support for an extension to the Queen's Park Conservation Area and Kensal Green. There was also support for new conservation areas in Dudden Hill and Malvern Road.
- 12.6 There was little support for the de-designation of Sudbury Cottages and the part de-designation of Neasden Village or St Andrew's.
- 12.7 We want Brent's heritage to be enjoyed by its local residents. We also want its heritage to be better known to visitors and investors. Brent's heritage was key in securing The Mayor's London Borough of Culture award for 2020. This Strategy will help prioritise heritage activities in the Borough.
- 12.8 Six Objectives with recommendations have been identified and these will need to be developed into priorities for delivery. However, more detail is now required through consultation on each priority.
- 12.9 The document provides a sound evidence base which can be used for future decision making. Monitoring will be important to ensure the Strategy is being implemented and should follow a programmed timetable of priority actions.



Grade II listed. Willesden Liberal Jewish Cemetery War Memorial.



Locally listed Shree Swaminarayan Temple, 220 Willesden Lane, 1986, Ian Pattie Associates. The first purpose built temple in the borough.



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## Section Four

# Objectives and Priority Action

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# 13.0 Strategy Objectives

Brent's heritage assets are all around to be enjoyed. The Historic Environment Place-making Strategy is about making sure that existing heritage assets are of quality and investigating if there are others which should be identified so that they can be managed in such a way that aid regeneration and provide a legacy for the future.

## Listed Buildings

**Objective 1:** Only consider potential candidates for statutory listing where there is threat of demolition or the building/structure would aid regeneration and place-making.

## Buildings at risk

**Objective 2:** Work with owners and Historic England to facilitate repair, trying to overcome the barriers to reuse, finding development partners and securing funding.

## Local List

**Objective 3:** Work with communities, residents' associations and local history societies to thematically identify potential candidates for the Local List, based on the Borough selection criteria.

## Conservation Areas

**Objective 4:** Undertake a full review of Brent's conservation areas to ensure they have special architectural and historical interest. De-designate and consider if other areas merit designation as appropriate. Update Design Guides and Article 4 Directions as necessary.

## Historic Parks and Landscapes

**Objective 5:** Continue to monitor and safeguard Brent's historic parks and landscapes to inform regeneration and enhancement projects.

## Archaeology

**Objective 6:** Special regard will be given to proposals where they are considered to affect sites within Archaeological Priority Areas and Sites of Archaeological Importance.



Grade II listed C19 cast iron water trough outside the Masons Arms on Harrow Road, Kensal Green



# 13.0 Priority Actions

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<p><b>Listed Buildings - Objective 1:</b> Only consider potential candidates for statutory listing where there is threat of demolition or the building/structure would aid regeneration and place-making.</p>	Consider buildings/structures for statutory listing on a case by case basis as the need or urgency arises										
<p><b>Buildings at risk - Objective 2:</b> Work with owners and Historic England to facilitate repair, trying to overcome the barriers to reuse, finding development partners and securing funding.</p>	Consider buildings/structures on a case by case basis as the need or urgency arises										
<p><b>Local List - Objective 3:</b> Work with communities and residents' associations to thematically identify potential candidates for the Local List, based on the Borough selection criteria.</p>		Mansion blocks and blocks of flats etc	Pubs, Inns and cultural buildings	Shops and retail premises, parades	Restaurants, cafes etc	Offices and commercial premises, public buildings	Street furniture, sculpture, substations etc	Churches and religious buildings	Houses, bungalows etc	Railway and tube stations, bridges etc	Schools, colleges and other educational buildings
<p><b>Conservation Areas - Objective 4:</b> Undertake a full review of Brent's conservation areas to ensure they have special architectural and historical interest. De-designate and consider if other areas merit designation as appropriate. Update Design Guides and Article 4 Directions as necessary.</p>	Extensions to Queen's Park.	Extension to Mapesbury.	Designate Malvern Road.	Extension to Kensal Green.	Designate Kensal Rise.	Designate Dudden Hill.	Mount Stewart de-designation	Designate Kilburn Lane.	Extension to North Kilburn.	Extension to Willesden Green.	Design Guide Neasden Village.
	De-designate Wembley Hill.	De-designate Sudbury Cottages.	Extension to Brondesbury	Design Guide Brondesbury	Design Guide Buck Lane.	Review boundary to Harlesden.	Neasden Village de-designation	Extension to Kilburn.	Design Guide Northwick Mount Stewart.	Design Guide North Kilburn.	Design Guide St. Andrew's.
		Barn Hill Design Guide update, add Lawns Court to Barn Hill	Review boundary to Buck Lane.			Design Guide Kensal Green.	Northwick Circle de-designation				Design Guide Willesden Green.
<p><b>Historic Parks and Landscapes - Objective 5:</b> Continue to monitor and safeguard Brent's historic parks and landscapes to inform regeneration and enhancement projects.</p>	Consider the designation of parks and landscapes on a case by case basis as the need or urgency arises										
<p><b>Archaeology - Objective 6:</b> Special regard will be given to proposals where they are considered to affect sites within Archaeological Priority Areas and Sites of Archaeological Importance.</p>	Assist Historic England with its survey										

**Grade II listed former Dollis Hill Synagogue, 1933, by Sir Owen Williams constructed in concrete in the Moderne style. Sensitively converted for the Torah Temimah Primary School.**



# 15.0 Glossary of terms

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural interest	To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms.
Article 4 Direction	An Article 4 direction is a special planning regulation adopted by the Council in all or part of the borough. It operates by removing permitted development rights from whatever is specified in the Article 4 direction and means that planning permission will be required. It does not necessarily mean that planning permission will be refused, but means that the Council can consider the proposal against its normal planning policies.
Conservation area	Brent Council is chiefly responsible for designating its conservation areas. The Council can designate any area of 'special architectural or historic interest' whose character or appearance is worth protecting or enhancing. The current legislation is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70). There are additional planning controls over certain works carried out within the conservation area. For example, demolition within conservation areas requires consent. The designation does not preclude development from taking place, but does require that developments preserve or enhance the historic character of the area, for example by ensuring that newly constructed buildings are of a high quality design. It also includes protection over trees.
Designated heritage asset	Listed Building, Registered Park and Landscape or Conservation Area designated under the relevant legislation.
Good growth	Good Growth is an initiative by the Mayor of London to create a city that works for all Londoners. It includes building a more inclusive city and an inviting place to live, work and visit to help improve the health and well-being for all Londoners. It plans for a balanced mix of young and old, of people from different cultures and backgrounds, of housing tenures and workplaces. It also supports and enriches a city's public and civic spaces along with the streets and routes that connect them. It takes a contextual approach. This allows for vitality and change whilst sustaining and strengthening the character of London's existing neighbourhoods.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the Council (including local listing).
Heritage significance	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Continued over



# Glossary of terms

Historic interest	To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.
Locally listed building (or locally listed heritage assets) and buildings/landscapes contained on the Local List	A locally listed heritage asset is a building, structure or designed space which is deemed to be of local architectural or historic interest and is included on the Local List drawn up by the Council. Local listing does not affect the requirements for planning permission. Outside of conservation areas, buildings can be demolished without planning permission and local listing does not affect that. An Article 4 direction would need to be issued by the Council in order to reinstate the requirement for planning permission for demolition of a locally listed building. Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application. A locally listed building in a conservation area has protection through the conservation area designation and will be regarded as having clear heritage significance. Listed building consent is not required for locally listed buildings and local listing does not control the interior of a building.
Non-designated heritage asset	These are buildings, monuments, sites, places, areas or landscapes identified by the Council as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets (i.e. conservation areas). Buildings and landscapes already identified and contained on the Council's Local List are non-designated heritage assets.
Place-making	Place-making is a comprehensive approach to the planning, design and management of areas and spaces. Place-making capitalises on an area's existing character, inspiration, and potential, with the intention of creating quality spaces that promote health, happiness and well-being. Place-making is both a process and a philosophy that makes use of urban design principles. Good place-making makes use of underutilised space to enhance the urban experience at the pedestrian scale.
Regeneration	Regeneration is a broad term that, in an urban context, covers large-scale works intended to promote economic growth as well as smaller-scale works that improve the quality of life.
Statutory listed building	A statutory listed building is a building or structure that has been placed on the National Heritage list of buildings of special architectural or historic interest by the Secretary of State (for Digital, Culture, Media and Sport). The whole building is listed. This includes the inside (and layout) as well as the outside along with any object or structure fixed to the building. Listed Building Consent is needed for any work to be carried out to a listed building that would affect its special character and/or appearance in any way. It is a criminal offence to carry out such works without consent.