



Planning Committee

23 July 2015

Report from Head of Planning

Wards affected: All

Proposed programme for the review of the Local List of Buildings and Structures of Architectural or Historic Significance

1.0 Summary

- 1.1 In order to protect Brent's built heritage, it is important that the Council continues to compile a Local List of buildings and structures of local special architectural and historic significance. Whilst not Statutory Listed, these buildings and structures are of good quality design or are historically significant. They are important local landmark features in their own right and make a significant contribution to the character and appearance of their locality. The current list was last formally reviewed in 2004 and is now outdated. It could better meet the National Planning Policy Framework's advice on Historic Environment Records by providing resources relating to Brent's historic environment for public benefit and use. This would give greater detail on the registered asset and a better understanding of the assets' important historic or architectural merits. This allows a better understanding of impact of development on the asset to be undertaken. This report sets out a structure that seeks to provide a consistent and transparent approach to the identification and protection of the Borough's Locally Listed Buildings. It utilises valuable local knowledge and sets clear, agreed eligibility criteria

2.0 Recommendations

- 2.1 That Planning Committee approve the:
- i) Programme, including consultation, for undertaking a review of additional properties and structures to be added to the Local List, as set out in Appendix 1.
 - ii) Criteria for the inclusion of buildings and structures on the Local List as set out in paragraph 3.6 and scoring system for their assessment as set out in paragraphs 3.12-3.13.
 - iii) Format of the Local List Entry document, as illustrated in Appendix 2.

3.0 Detail

- 3.1 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. This is

supported by the National Planning Policy Framework (NPPF), as well as Brent's Unitary Development Plan (UDP) 2004 Saved Policies, and emerging Local Plan. Brent's Local List was established in 1975 with the last adopted version recorded in Appendix BE4 of Brent's UDP 2004. An urgent review of the current Local List, including appropriate additions, is therefore necessary.

- 3.2 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. Given the emerging Local Plan, the Local List review would be the first step towards the documentation of all assets of special local historic interest within the Borough. The list would eventually form part of the Historic Environment Record.

Policy Considerations

- 3.3 The National Planning Policy Framework (NPPF) advises Local Planning Authorities to set out 'a positive strategy for the conservation and enjoyment of the historic environment' in their Local Plan. English Heritage (now Historic England) published a Good Practice guide for Local Heritage Listing in 2012. It describes how local heritage lists, backed by the NPPF, can help to recognise local distinctiveness and character to ensure these values are taken into account when changes affecting the historic environment are proposed.
- 3.4 Brent's Unitary Development Plan 2004 (Saved Policies) includes a policy for the protection of Locally Listed buildings: BE24. It states that 'The special character of buildings on the local list will be protected and enhanced. Proposals for the demolition or unsympathetic alteration of locally listed buildings (including parts of buildings) will be discouraged unless alternative use of the building is unviable or the planning benefits for the community substantially outweigh the loss resulting from demolition.'

Planning implications

- 3.5 The inclusion on the Local List simply means that the Council will take into account the heritage asset's special local architectural or historic interest when considering a planning application. However, changes can occur to buildings that do not need planning permission, particularly if they are not within a conservation area, or if not covered by Article 4 Directions limiting permitted development rights. Once the Local List is updated, it might also be appropriate to review whether additional controls are required through Article 4 Directions to prevent demolition and limit other permitted development rights.

Eligibility criteria for inclusion

- 3.6 Any site or structure provided it is not already statutory listed and meets the designation criteria, can be added to the Local List, particularly if it can be shown that it contributes to the character of an area and is valued by local people. The following are the criteria for including buildings, structures or features on the Local List:

1) Architectural significance

- a) an example of a style of building that is particular to the local area, or a good surviving example of a historic architectural style;
- b) designed by notable local, or national architects, engineers or designers; or

- c) an example of a particular technical innovation in building type, material or technique.

2) Historical significance

- d) associated with an important historic figure, local or national;
- e) have strong community or socio-economic development significance, such as schools, institutions or any important part of Brent's industrial and military history; or
- f) is associated with any important local historic events.

3) Townscape significance

- g) building groups, structures or features, including groups or terraces of buildings, which help form an attractive local character;
- h) good examples of town planning/layout; or
- i) notable buildings or structures, on important routes into the area, or key landmark buildings which create a vista or contribute to the skyline.

- 3.7 Street furniture or other structures can also be included in the Local List, for example, boundary markers, art work, sculpture, war memorials, post boxes, memorials, lamp posts and statues. These would be assessed using the criteria above.

Consultation and phasing

- 3.8 It is important that interested parties and also the wider community are involved with the Local List review. Officers are proposing that the southern wards be reviewed first and the northern wards after.
- 3.9 The consultation will include all local Councillors, Conservation Area groups, residents' associations and local history groups. A wider consultation will take the form of a press release in a local newspaper, details placed on the Council's website and posters in all of the Borough libraries to generate public awareness and interest. It is anticipated that the consultation would be for a period of eight to ten weeks as it will involve liaison with a significant number of residents groups with differing frequencies of meeting.
- 3.10 Consultees and residents will be asked to give their nominations for suitable buildings, structures or features for future inclusion. Nominations will be able to be made through the Council's website but should include the following information:
- a) a description of the building, its date, style and details of any additions/alterations;
 - b) A map showing its location and current photographs;
 - c) Reasons for inclusion, including supporting documentation, such as historic maps or photographs; and
 - d) Ownership details if known - this may not be included in the final public document.
- 3.11 The suggested additions and any comments will then be considered by officers. In order to ensure consistency throughout the Borough, the proposed list entry additions will be assessed using a scoring system based on the eligibility criteria set out below. This will help to determine which of the proposed buildings should, or should not, be included in the final list.

3.12 The proposed scoring system is as follows:

| Eligibility Criteria | Scores (in brackets) |
|--|---|
| Authenticity | <p>As appropriate for either of the following:</p> <ul style="list-style-type: none"> a) Almost all original features retained (3); or b) Most features retained (2); or c) Some features retained (1). <p style="text-align: right;">(maximum total = 3)</p> |
| Architectural significance | <p>As specified for each of the following</p> <ul style="list-style-type: none"> d) an example of a style of building that is unique to the local area or a good surviving example of an historic architectural style (2); e) designed by notable local or national architects, engineers or designers; or an example of a particular technological innovation in building type, material or technique (1). <p style="text-align: right;">(maximum total = 3)</p> |
| Historic/ archaeological significance | <p>As specified for each of the following</p> <ul style="list-style-type: none"> f) strong community or socio-economic development significance, such as schools, institutions or an important part of the Borough's industrial and military history (2); or g) association with an important historic figure, local or national; or important local historic events (1). <p style="text-align: right;">(maximum total = 3)</p> |
| Townscape significance | <p>As specified for each of the following</p> <ul style="list-style-type: none"> h) building groups, including groups or terraces buildings, structures or features, which help form an attractive local character (2); i) good examples of town planning layout; or notable buildings, or structures on important routes into the area, or key landmark buildings or features, which create a vista or contribute to the skyline (1); <p style="text-align: right;">(maximum total = 3)</p> |

3.13 The proposed calculation to determine inclusion in the Local List is as follows:

| Total score | Recommendation |
|--------------------|---|
| 6-12 | Inclusion in Local List (subject to Executive approval) |
| 0-5 | Not recommended for inclusion |

- 3.14 After the final assessment, the recommendations will be compiled into a single document. Each entry will contain a short statement of significance, criteria for inclusion and a photograph (see sample layout sheet in Appendix 2). Following this, the owners will be notified of the proposed inclusion of their property on the List. An advert in a local paper may be required if owners cannot be located. The final draft of the proposed additions to the Local List, together with any comments from owners, will be presented to Planning Committee for further consideration and Cabinet for formal adoption.
- 3.15 After adoption, the information will be entered onto the Council's back of office system (Acolaid) and plotted onto the Geographical Information System (GIS), which will be available internally and also on the Council's web browser. The Local List, which will be published on the Council's website, will form the basis of the Historic Environment Record database. The programme, phasing and timeframe for the review is included in Appendix 1.

4.0 Financial Implications

- 4.1 The final cost of preparing the document, consultation, adoption and publication would be met from the 2015/16 budget for Planning Policy and Projects. It is anticipated that the total cost excluding officer time will be approximately £1000 to cover advertisements and printing of documents placed in libraries. The document will be prepared in house by officers. The Council website will be used to host the main element of the public consultation exercise and it is proposed that the final document is published on the web, thus keeping costs to a minimum. There may be requests for meetings with local groups which officers will try and accommodate but this will need to be managed.

5.0 Legal Implications

- 5.1 Members are advised that a full public consultation exercise will be carried out once the draft list is prepared. The Council must be satisfied that consultation took place at a time when proposals were still at a formative stage; sufficient time was allowed for consideration and response; and that responses from the public were correctly taken into account in finalising the proposal.
- 5.2 The inclusion of a property on the Local List means that the Council will take into account the building's special local architectural or historic interest when considering a planning application. Once an understanding of the Local List's content becomes clearer, officers will also consider the appropriateness of recommending mechanisms such as Article 4 Directions. These could be used to assist in removing permitted development rights that might otherwise cause harm to Local List buildings or structures.

6.0 Diversity Implications

6.1 The aims of the recommendations are to recognise buildings and structures which are considered to be of local architectural or historic importance, and which contribute positively to the borough's local distinctiveness and heritage. Identifying and protecting such buildings and structures can engage residents by drawing their attention to local heritage. A mosque or church for example will be a popular place for worship and a monument or landmark a focal point within the community. As such, the historic environment tells us stories about the past, and Locally Listed buildings and structures record technological change and cultural shifts. This richness of evidence of past events is of huge local significance to Brent and decisions about the future. The Borough-wide Local List review aims to encourage understanding, access and inclusion to the historic environment as well as better reflecting the rich architectural diversity of the population.

7.0 Staffing/Accommodation Implications

7.1 Staff resources will be diverted from other plan making projects to provide support and advice.

8.0 Environmental Implications

8.1 The Local List and associated additional controls will allow greater protection of the architectural and historic fabric of Brent, thus improving the environment.

9.0 Background Papers

Brent's existing Local List.

The Unitary Development Plan (UDP) 2004 – Saved Policies.

The London Plan, Chapter 7, London's Living Places and Spaces.

National Planning Policy Framework.

Historic England Website (local Management, Local Listing)

<https://www.historicengland.org.uk/advice/planning/local-heritage/local-listing/>

Good Practice Guide for Local Heritage Listings, English Heritage, May 2012.

Contact Officers

Any person wishing to inspect the above papers should contact Mark Price, Principal Heritage Conservation Officer, Policy & Projects, 020 8937 5236

Stephen Weeks
Head of Planning

Appendix 1

Proposed programme of review

| | Task | Action | Target dates/ period |
|-----|--|---|---------------------------------|
| 1. | Approval for project programme and consultation | Council officers and Planning Committee | July 2015 |
| 2. | Pre-consultation for production of draft list – Southern Wards (4 weeks) | Southern ward Councillors Conservation groups, residents associations, local history societies | August 2015 |
| 3. | Borough-wide consultation on the draft local list (8-10 weeks) | All wards within the Borough | October 2015 |
| 4. | Collating information/ photographing entries for final document | Council officers, with help from local groups | August to October 2015 |
| 5. | Assessment and short listing of the final list entries | Council officers | October 2015 |
| 6. | Consultation with owners | Council officers | October 2015 |
| 7. | Consideration of owner's comments and adoption of final document by the Planning Committee | Planning Committee | November 2015 |
| 8. | Production of draft Local List (Southern Wards) | Council officers | November 2015 |
| 9. | Notification to owners/occupiers and adverts (if required) | Council officers | November 2015 |
| 10. | List made available online and plotted on Council Geographical Information System (GIS) | Council officers | November 2015 |
| | Consultation with Northern Wards | | |
| 1. | Pre-consultation for production of | Northern ward | January 2016 |

| | | | |
|----|--|---|-------------------|
| | draft list – Northern Wards (4 weeks) | Councillors Conservation groups, residents associations, local history societies | |
| 2. | Borough-wide consultation on the draft local list (6 weeks) | All wards within the Borough | February 2016 |
| 3. | Collating information/ photographing entries for final document | Council officers, with help from local groups | March to May 2016 |
| 4. | Assessment and short listing of the final list entries | Council officers | May 2016 |
| 5. | Consultation with owners | Council officers | May 2016 |
| 6. | Consideration of owner's comments and adoption of final document by the Planning Committee | Planning Committee | June 2016 |
| 7. | Production of draft Local List (Northern Wards) | Council officers | July 2016 |
| 8. | Notification to owners/occupiers and adverts (if required) | Council officers | July 2016 |
| 9. | List made available online and plotted on Council Geographical Information System (GIS) | Council officers | July 2016 |

Appendix 2

Proposed Local List entry layout

Kingsbury/Kenton

Reservoir Cottage, Birchen Grove, NW9 8SA



Date: 1870's

Architect: Not Known

Style:

Original use: Dam Keeper's Cottage

Existing use: Residential

**Conservation
Area:** No

Description:

Simple single storey brick cottage in London stock brick under a Welsh slate roof that appears to have been Turnerised. Window opening proportions suggest windows originally sash now replaced with modern casement C.1970's