

DELEGATED

AGENDA NO

PLANNING COMMITTEE

Date 30th April 2008

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

**Buildings of Local Architectural and Historic Interest (Local List)
Conservation and Historic Environment Folder
Supplementary Planning Document**

Summary

The report is for information to advise planning committee on the provisional list of Buildings of Local Architectural and Historic Interest to be adopted into the Conservation and Historic Environment Folder, Supplementary Planning Document (CaHEF SPD).

To advise committee that the first round of buildings have been considered by the independent expert panel and they have compiled the list with nominations for inclusion/exclusion.

Recommendation

That the first round of buildings considered by the expert panel, be endorsed to go forward as the borough's list of Buildings of Local Architectural and Historic Interest (Local List) to be adopted into the Conservation and Historic Environment Folder, Supplementary Planning Document (CaHEF SPD)

- i) So that it may be put forward to Cabinet, and then adopted as part of the Supplementary Planning Document for use as a material planning consideration in the planning process.***

Policy Context

The concept of 'Local Listing' is endorsed in paragraph 6.16 of 'Planning Policy Guidance Note 15: Planning and the Historic Environment which recognises that in addition to statutory listing and conservation area designation:

It is open to local planning authorities to draw up lists of locally important buildings and to formulate local plan policies for their protection, through normal development

control procedures. But policies should make clear that such buildings do not enjoy the full protection of statutory listing.

This is further developed in the Draft Regional Spatial Strategy (RSS) Policy 34, section (g) which states:

*“...Local Authorities should:
...(g) consider preparing, and regularly maintaining, lists of locally important buildings for their areas, and set out policies in LDFs which seek, as far as possible, their protection against inappropriate change;”*

At present, there is no Local Plan Policy to develop the Local List as Supplementary Planning Document (SPD), and therefore it may only be a Material Consideration. However, as the LDF progresses, the Council will pursue a suite of new Policies to offer protection for all historic assets, including the Local List.

Notwithstanding the above, the RSS will form part of the Local Development Framework and therefore Policy 34 (g) may be used as the basis for Adopting this chapter as Supplementary Planning Document, giving it greater weight in decision-making. It is likely that the RSS will be Adopted before the Council is able to prepare local policies, and therefore the RSS Policy will give the chapter some weight. Therefore, as soon as the RSS is Adopted, the Council will consider this chapter to be given SPD status.

Background

The local authority committed to producing a local list of listed buildings through the production of its Conservation and Historic Environment Folder which members endorsed in September 2006.

Members considered the adoption of the CaHEF as an SPD in November 2006 and Chapter 11 of this document set out the council's intention to produce a local list of listed buildings and the procedure involved in this process.

Following good practice established by other local authorities it was agreed that all nominations would be reviewed by an independent panel of experts. This would ensure transparency in the process and ensure that all buildings/structures added to the list were as a consequence of their merits.

Public consultation took place in accordance with the council's statement of community involvement and the local authority invited representations for buildings/structures that were considered to warrant inclusion on such a list. Currently the local authority has received over 130 nominations.

All nominations received that were subject to another means of protection, through statutory listing or from being situated in a conservation area cannot be included on the list and nominators were advised accordingly.

To ensure a manageable number of buildings for consideration by the panel the nominations have been divided into batches.

All panel members appointed have specific local knowledge, all working in and around the Stockton area and the expert panel consisted of:

David Caruthers- Conservation Architect/Conservation Officer Middlesbrough Council

Peter Graves- Townscape Heritage Manager, Hartlepool Council
Linda Polley - University Of Teesside Lecturer
Jeremy Kendall – HLP Architects, Stockton (Conservation Architect)
Anthony Richardson- Mathew Trotter and Miller (RIBA Architect)

The panel considered the first round of nominations on the 18th of April. This list consisted of 37 properties; predominantly domestic properties situated in the Yarm, Norton and Egglecliffe areas. The list has been compiled through their unanimous decision.

The panel were asked to consider the nominations under the following criteria. This is based heavily on the listed building criteria set out in the 1990 Planning Listed Building and Conservation Act and the panel were asked to apply this in a local context, as set out in chapter 11 of the CaHEF.

- Features of a definite and recognisable architectural interest (including design and rarity);
- Features relating to traditional or historic industrial processes in a reasonable state of preservation;
- Features of character acting as landmarks in the townscape or landscape;
- Features associated with unusual or significant events or personalities, or containing features of definite antiquity
- Good quality examples of architecture

To be added to the list the building had to satisfy one or more of the above criteria.

The list of buildings considered by the panel are included as an appendix, this sets out those for inclusion, exclusion and those for which further information if required for full consideration (appendix a)

The further nominations received will be reviewed on a monthly/6 week basis (subject to panel availability) in order for a manageable number of buildings to be considered by the panel until the final list is compiled from the current nominations.

Once the final local list is produced it will be subject to consultation, for information purposes with the owners and/or occupiers of the properties as well as seeking the views of local and national amenity bodies. All ward members/parish councils will be consulted on the buildings/sites that are to be added to the list in their wards.

The panels' decision will be final and no correspondence will be entered into.

Committee and Cabinet will consider the final list again, prior to formal adoption by the Council. On completion the list will be subject to review every two years.

Conclusion

That members note the content of the report and endorse the panels recommendation so that it may be put forward to Cabinet, and then adopted as part of the Supplementary planning Document for use as a material planning consideration in the planning process.

Corporate Director of Development and Neighbourhood Services

Contact Officer Miss Fiona Short

Telephone No 01642 526271

Email address fiona.short@stockton.gov.uk

Background papers

Planning Policy Guidance Note 15: Planning and the Historic Environment
Stockton-on-Tees Local Plan 1997 Stockton-on-Tees Local Plan, Planning Policy
Guidance 15, Planning Committee minutes of 19 April 2006 (Minute Number 82),
Cabinet minutes of 20 April 2006 (Minute Number 41), Council Decision 3 May 2006
(Minute Number 59)

Officer: Fiona Short, Historic Buildings Officer

Tel: 01642-526271

Financial Implications – N/A

Environmental Implications – As report

Community Safety Implications - N/A

Human Rights Implications - The provisions of the European Convention of
Human Rights 19950 has been taken into account in the preparation of this report.

Ward and Ward Councillors – ALL