

REPORT TO:	Council 6 OCTOBER 2014
AGENDA ITEM:	14
SUBJECT:	Amendments to the Local List of Buildings of Architectural or Historic Interest Supplementary Planning Document SPD (2006) – Appendix 3
LEAD OFFICER:	Jo Negrini, Executive Director of Development & Environment Mike Kiely, Director of Planning and Building Control
CABINET MEMBER:	Councillor Alison Butler, Cabinet Member for Homes and Regeneration
WARDS:	Fairfield, Broad Green
CORPORATE PRIORITY/POLICY CONTEXT:	
<p>The National Planning Policy Framework advises that ‘Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment’.</p> <p>The Croydon Local Plan: Strategic Policies Policy SP4.14 states that ‘The Council will maintain a regularly updated schedule of Croydon’s designated heritage assets and locally listed heritage assets.’</p> <p>The Local List of Buildings of Architectural or Historic Interest was removed from the Unitary Development Plan in 2006 and published as its own dedicated Supplementary Planning Document (SPD) that can subsequently be updated at more regular intervals. The Local List of Buildings of Architectural or Historic Interest SPD was adopted at Unitary Development Plan (UDP) Cabinet Committee on 6th December 2006 and has been amended on two subsequent occasions in 2007.</p>	
FINANCIAL IMPACT:	
<p>The recommended amendments to the Local List of Buildings of Architectural or Historic Interest SPD can be funded from the existing Spatial Planning Service budget for 2014/2015.</p>	
KEY DECISION REFERENCE NO.: This is not a key decision. This forms part of the policy framework to be approved by the Council.	

1. RECOMMENDATIONS

The Cabinet Member for Homes and Regeneration is recommends the Council approve:

- 1.1 The addition of 47 Tamworth Road to the Local List of Buildings of Architectural or Historic Interest SPD (2006)
- 1.2 The addition of 11 Surrey Street to the Local List of Buildings of Architectural or Historic Interest SPD (2006)
- 1.3 The removal of 12 Surrey Street from the Local List of Buildings of Architectural or Historic Interest SPD (2006)
- 1.4 The addition of 109 and 109A Church Street to the Local List of Buildings of Architectural or Historic Interest SPD (2006)

2. EXECUTIVE SUMMARY

- 2.1 The Local List of Buildings of Architectural or Historic Interest SPD was adopted at the UDP Cabinet Committee on 6th December 2006. One of the reasons behind removing the Local List from the UDP itself was to allow for more regular updates to be made to the Local List. This approach was explained in the UDP Cabinet Committee Report of 6th December 2006, which was endorsed. The recommendations in this report request amendments to the Local List of Buildings of Architectural or Historic Interest SPD in accordance with the 2006 UDP Cabinet Committee Report 2006.
- 2.2 The Local List of Buildings of Architectural or Historic Interest SPD (2006) UDP Cabinet Committee Report (December 2006) allows for amendments to the Local List and the recommended amendments accord with these powers.
- 2.3 It is important to note the recommendations in this report do not represent a comprehensive review of the Local List. Consultation on the draft Old Town Masterplan and the draft Church Street and Central Croydon Conservation Area Appraisal and Management Plans (CAAMPs) has triggered the necessity to review the Local List will be reflected in thin the Old Town Masterplan area prior to the final masterplan being considered for adoption. This review of the Local List will be reflected in the final Old Town Masterplan and the final Church Street and Central Croydon CAAMPs. Paragraphs 3.1-3.14 of this report set out the justification for the amendments to the Local List and state why local listing of the buildings is appropriate against the assessment criteria.

3. DETAIL

3.1 National Policy and Guidance

The National Planning Policy Framework (“NPPF”) advises Local Planning Authorities (LPAs) to set out ‘a positive strategy for the conservation and enjoyment of the historic environment’ in their Local Plan. Emphasis is placed on ‘sustaining and enhancing the significance of heritage assets’ and recognising that heritage assets are an ‘irreplaceable resource’ and should be conserved ‘in a manner appropriate to their significance’.

3.2 Heritage assets are defined in the NPPF as:

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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

3.3 Paragraph 169 of the NPPF states that ‘Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment.

3.4 The English Heritage ‘Good Practice Guide for Local Heritage Listing’ sets out a comprehensive guide to local heritage listing in England. It contains guidance on amendments to an adopted Local Heritage List:

REVIEWING A LOCAL HERITAGE LIST

A regular programme of reviewing and updating will ensure that the local heritage list, and the information that supports it, remains relevant. The review period is best decided at the local level but could be timed to coincide with the release of new information such as a new or updated conservation area appraisal. Reviews can also be made on an ongoing basis (as and when nominations are received), or may be held once a set number of nominations have been submitted.

3.5 The Croydon Local List of Buildings of Architectural or Historic Significance.

In 2006 the Council produced a revised Local List of approximately 1000 buildings which, although not of sufficient quality to merit statutory listing, are of local significance and make a valuable contribution to Croydon's townscape. The Local List includes a wide range of buildings including churches, houses and public houses of different ages, all being substantially unaltered and retaining most of their original features.

3.6 The previous Local List of approximately 900 buildings was originally produced in the mid 1990s and adopted as an appendix of the UDP in 1997. Its inclusion as part of the UDP restricted regular updating and a decision was taken to remove the list from the Replacement UDP in order that it could be renewed and updated more regularly. It now forms its own SPD to the Croydon Local Plan.

3.7 Croydon Local Plan Policies

The Croydon Local Plan: Strategic Policies Policy SP4.14 states that *'The Council will maintain a regularly updated schedule of Croydon's designated heritage assets and locally listed heritage assets.'*

3.9 The Saved UDP Policy on Buildings on the Local List in the Croydon Plan is as follows:

UC9 In considering schemes affecting buildings on the Local List, which do not enjoy the full protection of statutory listing, substantial weight will be given to the benefit of protecting and conserving the particular interest that accounts for their designation.

3.10 Buildings must satisfy at least any two of the following criteria:

- Authenticity: Buildings and groups selected for the local list should be substantially unaltered and retain the majority of their original features;
- Architectural significance: Buildings which are of good architectural quality or are good examples of a particular building type;
- Historical significance: Buildings which represent specific architectural and social building periods or which are associated with local historical events, the development of Croydon, well known people or noted designers;
- Technical significance: Buildings that display exceptional innovation and craftsmanship; and
- Townscape Value: Buildings and/or groups of buildings which due to their form, massing, appearance and positive role in the streetscene, such as key corner buildings, local landmarks, uniformly designed terraces.

3.11 47 Tamworth Road

Council officers have assessed 47 Tamworth Road as part of the work undertaken to produce the draft Church Street Conservation Area Appraisal and Management Plan. It was concluded that this building meets the criteria for local listing. This decision is based on the following reasons:

- 47 Tamworth Road is of historic significance as the first Mission Hall opened by the Christian Mission (later Salvation Army) outside of London's East End.
- The building is also of some architectural interest. It has a pitched roof with street-facing gable. The façade displays Classical detailing, including arched windows, pilasters with Corinthian capitals supporting a cornice feature with a parapet above.
- The front elevation has been subject to some unsympathetic alterations; however its original character is still in evidence.
- The building marks a prominent corner site at the junction of Tamworth

Road and Reeves Corner and plays a positive role in the streetscene.

3.12 Adding this property to the Local List is justified due to its historic and architectural significance and its contribution to the streetscene. In its current state, despite some unsympathetic alterations to the property, the building retains some noteworthy architectural features and there is considerable scope for improvement which would restore the building's architectural quality and help to enhance its character.

3.13 The building will be locally listed on the grounds of historic significance, architectural significance and townscape value as outlined in paragraph 3.10 of this report.

3.14 **11 and 12 Surrey Street**

Numbers 10 and 12 Surrey Street were added to the Local List during the review prior to the adoption of the Local List SPD in 2006. They were added to the Local List on the grounds of authenticity and architectural significance as outlined in paragraph 3.10 of this report. The omission of number 11 Surrey Street was an error and numbers 10-12 (inclusive) should have been added to the Local List as all three buildings were identical in age, character and appearance. Number 12 Surrey Street has since been demolished as part of the redevelopment of 12-19 Surrey Street (Bridge House). It is therefore recommended that number 12 Surrey Street be removed from the Local List and number 11 Surrey Street be added to the Local List, on the grounds of authenticity and architectural significance as outlined in paragraph 3.10 of this report.

3.15 **109 and 109A Church Street**

Numbers 105-109b Church Street were included on the original Local List adopted as part of the Croydon Unitary Development Plan in 1997. As part of the 2006 review of the Local List, numbers 101 and 103 were recommended to also be added to the Local List as they were part of the same terrace with the same design, detailing and materials. However an error occurred in that only numbers 101, 103, 105, 107 and 109B were added to the Local List as adopted in 2006 and numbers 109 and 109A were omitted, despite having been included in the original Local List. It is therefore recommended that numbers 109 and 109A be added to the Local List on the grounds of authenticity and architectural significance as outlined in paragraph 3.10 of this report.

4. CONSULTATION

4.1 In accordance with the Council's Statement of Community Involvement, formal public consultation was undertaken for the SPD and its related documents. The Scoping Report for the Sustainability Appraisal of the Local List SPD was consulted on for five weeks from 26th June to 28th July 2006. The Sustainability Appraisal and the draft Local List SPD have been subject to a six week public consultation period from 9th September to 10th November 2006.

5. FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS

1 Revenue and Capital consequences of report recommendations-none

2 The effect of the decision

The recommended amendments to the Local List of Buildings of Architectural or Historic Interest SPD can be funded from the existing Spatial Planning Service budget for 2014/2015

3 Risks

There are no direct financial risks arising from this report.

4 Options

Not updating the Local List was considered. However, this could lead to inconsistency with the final Old Town Masterplan and the CAAMPs, which is contrary to the Council having up to date and consistent planning guidance.

5 Future savings/efficiencies

No savings are anticipated. However, it is efficient to have an updated Local List for the purposes of planning decisions and considerations.

(Approved by: Graham Oliver, Business Partner), on behalf of the Director of Finance and Assets & S151 Officer

6. COMMENTS OF THE COUNCIL SOLICITOR AND MONITORING OFFICER

- 6.1 The Council Solicitor comments that the Local List of Buildings of Architectural or Historic Interest SPD (2006) allows for amendments to the Local List and the recommended amendments accord with these powers.

(Approved by: Gabriel MacGregor, Head of Corporate Law), on behalf of the Council Solicitor and Monitoring Officer

7. HUMAN RESOURCES IMPACT

- 7.1 There are no direct staffing considerations arising from this report.

(Approved by Adrian Prescod, HR Business Partner), for and on behalf of Interim Director of Human Resources

8. EQUALITIES IMPACT

- 8.1 An Equality Analysis for the Proposed Submission Draft of the Core Strategy, (now adopted as the Croydon Local Plan: Strategic Policies), September 2011, did not identify any potential adverse impacts as a result of the Heritage and the Built Environment policy CS8 (renamed Urban Design and Local Character policy SP4 in the adopted Croydon Local Plan). The assessment identified some elements of the Croydon Local Plan which might have a significant impact on the equality groups. The negative impact identified in connection with

the Heritage and the Built Environment, policy CS8, was the lack of accessibility to historic buildings, and that communities don't feel served by historic buildings, with distinctiveness at the expense of equality and diversity commitments. As a consequence the Croydon Local Plan policy SP4 was amended to include policy (SP4.11) that states 'The Council and its partners will promote the use of heritage assets and local character as a catalyst for regeneration and cohesion and to strengthen the sense of place', and SP4.15 that states 'The Council and its partners will promote improvements to the accessibility of heritage assets to allow enjoyment of the historic environment for all.'

- 8.2 The EA concluded 'The assessment has found that the Core Strategy is overall very supportive of equality groups addressing spatial inequality in the borough, and considering the needs and priorities of all sections of the community by:' (The EA then listed 6 points, the 6th being 'Seeking to conserve and create spaces and buildings that are safe, accessible and that foster cohesive communities'.)
- 8.3 The listing of local buildings of Architectural or Historic Interest aims to assist in the preservation of local historic buildings, maintaining the character of the local environment and assisting in instilling pride and a sense of community in the local population.
- 8.4 The equality analysis will enable the Council to ensure that it meets the statutory obligation in the exercise of its functions to address the Public Sector equality duty (PSED). This requires public bodies to ensure due regard to the need to advance equality of opportunity; foster good relations between people who share a "protected characteristic" and those who do not and take action to eliminate the potential of discrimination in the provision of services.

9. ENVIRONMENTAL IMPACT

- 9.1 The Local List of Buildings of Architectural or Historic Interest SPD (2006) was subject to a Sustainability Appraisal to assess social, environmental and economic implications. The Local List SPD aims to assist in preserving and enhancing the built heritage of Croydon.

10. CRIME AND DISORDER REDUCTION IMPACT

- 10.1 There are no crime and disorder impacts directly arising from this report.

11. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION

- 11.1 Consultation on the draft Old Town Masterplan and the draft Church Street Conservation Area Appraisal and Management Plan (CAAMP) has triggered the necessity to review the Local List within the Old Town Masterplan area prior to the final Masterplan and Church Street CAAMP being considered for adoption. This review of the Local List will be reflected in the final Old Town Masterplan and the final Church Street and Central Croydon CAAMPs. It is essential to have an up to date Local List for the purposes of planning decisions and considerations.

12. OPTIONS CONSIDERED AND REJECTED

- 12.1 Not updating the Local List was considered. However, this could lead to inconsistency with the final Old Town Masterplan and Church Street CAAMP, which is contrary to having up to date and consistent planning guidance.
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BACKGROUND PAPERS - LOCAL GOVERNMENT ACT 1972

Local List of Buildings of Architectural or Historic Interest SPD – Unitary Development Plan Cabinet Committee Report 06.12.2006. (previously published)