

To: EXECUTIVE
22 OCTOBER 2019

ADOPTION OF A LOCAL LIST OF BUILDINGS AND STRUCTURES OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST

Director of Place, Planning and Regeneration

1 Purpose of Report

1.1 The purpose of this report is to:

- inform the Executive of the responses from individual property owners to proposed inclusion of individual properties on the Local List as agreed in principle by the Executive on 12th February 2019;
- agree the first nominations for inclusion on the local list.
- inform the Executive of the steps to be taken to advertise the local list and how future nominations will be assessed and added to the local list.

2 Recommendation

2.1 That the Executive:

i) Agrees the list of buildings (50 in total) as set out in Appendix B, for inclusion on the Local List of Buildings and Structures of Local Architectural or Historic Interest.

3 Reasons for Recommendation

3.1 The local list will form part of the evidence base of the new local plan. This includes the identification of the Borough's heritage assets, whether designated (statutorily Listed) or non-designated and the contribution they make to the historic environment. The inclusion of a building or structure on a local list will be a material consideration in decision making.

4 Alternative Options Considered

4.1 Not to include the nominated buildings on the local list, but to rely upon the provisions of the Planning Listed Buildings and Conservation Areas Act 190 to protect buildings under threat of demolition or alteration through the use of a Building Preservation Notice (BPN).

5 Supporting Information

a) Background

5.1 On 12th February 2019, the Executive considered a report in respect of the adoption of a local list of buildings and structures considered to have local architectural and historic interest. The report explained why a local list is an important part of the conservation strategy of the Borough and how it would be a material consideration in

the assessment of development proposals. It recommended that a total of 53 buildings and structures should be identified as 'Non – Designated' heritage assets and included on the Local List subject to the nominating body and individual property owners being notified. A copy of the Executive Report dated 12th February 2019 may be accessed via the following link <http://democraticintranet.bracknell-forest.gov.uk/ieListDocuments.aspx?CId=102&MId=7989&Ver=4>

5.2 The Executive resolved:

i. the principle of a local list to sit alongside the preparation of the Bracknell Forest Local Plan (BFLP) is approved. The local list will be a material consideration in the assessment of planning applications

ii. in principle, the first nominations for inclusion on the local list, as set out in Appendix B of the Director of Place, Planning and Regeneration's report, subject to the nominating bodies and individual property occupiers being notified is agreed.

iii. following the notification of the individual property owners (as set out in section 7 of the Director of Place, Planning and Regeneration's report), the final decision in respect of the first buildings and structures to be included on the local list is referred to a later meeting of the Executive for approval is agreed.

iv. future additions to the local list be confirmed by the Executive Member for Planning and Transport in consultation with the Director of Place, Planning and Regeneration.

5.3 The nominating bodies were advised of the proposed list of nominations as set out in report to the Executive prior to the 12th February 2019 meeting. No objections were raised. Following the meeting, the owners of individual properties were notified by letter of the intention to include their property on the local list. The letter:

- explained the background to local listing and what it means when assessing planning applications;
- contained a link to the Council's website and Executive report and invited comments or information in respect of the individual buildings on the list.

The responses received and the implications for the number of buildings included on the Local List is set out in section b) below.

b) Outcome of Notification of individual property owners

5.4 The notification letter was sent to the owners/occupiers of the 53 buildings recommend for inclusion on the Local List as considered by the Executive on 12th February 2019. As a result of the notification, a total of 9 written submissions were received. The responses related to the following properties:

- Churchill House, Crowthorne Road, Bracknell
- Spring Lane House, 10 Holly Spring Lane, Bracknell
- Edgebarrow Cottage, Sandhurst Road, Crowthorne
- Far End Residential Home, Sandhurst Lodge, Wokingham Road, Crowthorne
- Liberta House, Scotland Hill, Sandhurst
- Rosemary Cottage, 141 High Street, Sandhurst
- Slate House, 26 Wellington Road Sandhurst

- The White House, High Street, Little Sandhurst
- Hawthorndale House, Syngenta, Jealotts Hill

5.5 The responses included additional information relating to the individual buildings either in terms of age, historic and architectural significance and clarification of address and extent of ownership. A response to the comments and additional information submitted by respondents is set out within a schedule attached as Appendix A to this report. The schedule includes the initial assessment of the building as presented to the Executive in February 2019; a summary of the response arising from the letter of notification; an assessment of the response by the Council's Heritage Consultant and the recommendation regarding the inclusion of the building on the Local List. As a result of this assessment, it is recommended that the following buildings are excluded from the Local List:

- Church Hill House, Crowthorne Road, Bracknell
- Rosemary Cottage, 141 High Street, Sandhurst
- The White House, High Street, Little Sandhurst

5.6 In addition, it is recommended that the local list designation in respect of Far End Residential Care Home, is described as 'Far End Residential Care Home and Sandhurst Lodge'. Although they are in separate ownership, they form part of the same building as would be viewed as such as part of any heritage assessment. A single storey addition known as Little Lodge is not recommended for inclusion on the local list.

5.7 The total number of buildings recommended for inclusion on the Local List is 50 as set out in the schedule attached as Appendix B.

c.) Future Nominations

5.8 On 12th February 2019, it was agreed that future additions to the local list be confirmed by the Executive Member for Planning and Transportation in consultation with the Director of Place, Planning and Regeneration. It is expected that further buildings and structures will be identified through the assessment of planning applications; through neighbourhood plans and potentially through requests from other amenity societies or individuals.

5.9 The Council's website will be updated to provide details of the background to the Local List; how individuals and amenity societies may submit nominations to the local list and how nominations will be assessed. Each nomination will be assessed against the methodology used in respect of the initial list as presented to the Executive in February 2019.

6 Consultation and Other Considerations

Legal Advice

6.1 The NPPF contains policies that apply to heritage assets regardless of whether or not they are locally listed. However, local listing provides a sound, consistent and accountable means of identifying local heritage assets to the benefit of good strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints.

Chapter 16 of the NPPF (Conserving and enhancing the historic environment) applies to plan-making and decision - taking under the Town and Country Planning Act 1990.

There are no legal implications arising from the recommendations of this report and the recommendations are consistent with the advice provided by Historic England in Advice Note 7.

Financial Advice

- 6.2 There are no direct financial implications arising from this report, however, as stated in the report considered by Executive in February 2019 any financial costs of developing or maintaining the list will be contained within existing revenue budgets.

Other Consultation Responses

- 6.3 The responses to the letter of notification sent to the individual property owners were reviewed by the Heritage Consultant who is engaged by the Council to provide advice on heritage matters. The advice of the Heritage Consultant has informed the content of the Local List.

Equalities Impact Assessment

- 6.4 An Equalities Screening Record has been undertaken as included in Appendix C

Strategic Risk Management Issues

- 6.5 None as a consequence of this report.

Background Papers

Executive Report 12th February 2019 – Adoption of a Local List of Buildings and Structures of Local Architectural or Historic Interest

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