

Title of Executive Member: Planning and Transport

Date of Decision: 9th February 2022

ADOPTION OF NOMINATIONS FOR THE LOCAL LISTING OF BUILDINGS AND STRUCTURES OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST WITHIN THE PARISH OF WINKFIELD

Executive Director: Place Planning and Regeneration

1 Purpose of Report

- 1.1 The purpose of this report is to agree the nominations for the inclusion of **11** buildings, within the Parish of Winkfield, considered to have local architectural or historic interest, for inclusion on the local list.

2 Recommendation(s)

- 2.1 That the Executive Member: Planning and Transport approves the addition of the 11 buildings within the Parish of Winkfield as identified at Appendix B to this report to the local list.**

3 Reasons for Recommendation(S)

- 3.1 The Council is required to have up to date evidence about the historic environment as 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 identify local historic buildings of merit, but to rely upon the provisions of the Planning Listed Buildings and Conservation Areas Act 1990 to protect buildings under threat of demolition or alteration through the issue of a Building Preservation Notice (BPN). However, the NPPF makes it clear that '*Plans should set out a positive strategy the conservation and enjoyment of the historic environment*'¹ which is supported by the National Planning Guidance (NPPG) and by Historic England.

5 Supporting Information

- 5.1 On 19th February 2019, the Executive agreed to the principle of a Local List of buildings and structures of local architectural or historic interest to sit alongside the preparation of the Bracknell Forest Local Plan. The first nominations (50 in total) for inclusion on the Local List were subsequently agreed by the Executive on 22 October 2019 and may be accessed via the following link on the Council's website: [The local list | Bracknell Forest Council \(bracknell-forest.gov.uk\)](https://www.bracknell-forest.gov.uk/the-local-list). The website also provides advice, via the following link, on nominating a building or structure for inclusion on the list: [Locally listed buildings | Bracknell Forest Council \(bracknell-forest.gov.uk\)](https://www.bracknell-forest.gov.uk/locally-listed-buildings)
- 5.2 Alongside the principle of a Local List, the meeting on 19th February 2019 also agreed that future additions to the local list be confirmed by the Executive Member for Planning and Transportation in consultation with the Executive Director: Place,

¹ National Planning Policy Framework – Paragraph 190 refers

OFFICIAL SENSITIVE (COMMERCIAL)/OFFICIAL SENSITIVE (PERSONAL)

Planning and Regeneration. It was anticipated that further buildings and structures would be identified through the assessment of planning applications; through neighbourhood plans and potentially through requests from other amenity societies or individuals.

- 5.3 Since February 2019, the Bracknell Forest Local Plan has been progressed. The Local List is specifically referred to in the supporting text of policy LP45 of the submission version of the plan. No modification to the policy is currently proposed. In addition to the Local Plan, the following Neighbourhood Plans have been 'made':

- Crowthorne Neighbourhood Plan (9th June 2021)
- Bracknell Town Neighbourhood Plan (27th October 2021)

Both plans include policies to protect heritage assets and/or their settings and refer to the designation of Locally Listed buildings as agreed by the Executive on 22nd October 2021.

- 5.4 Agreement is now sought for the inclusion of **11** buildings within the Parish of Winkfield on the Local List. A total of **34** nominations were received (the complete list is attached as **Appendix A**) and the breakdown between the nominating bodies is as follows:

Amenity Society/Parish/other	Number of Nominations
The Chavey Down Association	26
Winkfield Parish Council	6
Winkfield Parish Council Neighbourhood Plan Development Committee	1
Private nomination	1
TOTAL	34

Schedule 1
Total of Nominations received

- 5.5 The breakdown of the types of buildings nominated for potential inclusion on the Local List is as follows:

Potential Non Designated Heritage Asset	The Chavey Down Association	Winkfield Parish Council	Winkfield Parish Council Neighbourhood Plan Committee	Private Nomination
Church	4			
House/Flats	6	3		
Monument	5			
Other*	2			
Public House	5	1		1
School	2			
Community Building		2		
Commercial use **			1	
Structure	2			
Total	26	6	1	1

*Recreation Ground *Cemetery ** Offices

Schedule 2
Potential Non – Designated Assets by Type

- 5.6 The Council's Heritage Consultant assessed each nomination to identify those buildings or structures suitable for local listing and those which are not suitable for local listing. The assessment was made by means of a desk-top assessment based upon the selection criteria and the evidence submitted (photographic and historical evidence) in support of the nomination. Following this initial assessment the buildings and structures as set out in Appendix B were identified as being suitable for inclusion on the local list.
- 5.7 Occupiers/owners (where details of owners had been provided) of the buildings/structures were consulted of the proposed nominations. Objections were received to the following nominations:
- i) Heathfield School
 - ii) Royal British Legion Hall
- 5.8 Consideration has been given to the objections received to these proposed additions to the Local List having regard to the eligibility criteria agreed on 12th February 2019 and subsequently set out on the Council's website. A summary of the objections and an assessment in the light of these objections is set out in Appendix C.
- 5.9 On the basis of this assessment, it is recommended that the **11** buildings and structures listed at Appendix B to this report are added to the Local List of Non-Designated Heritage Assets. Those buildings and structures not recommended for inclusion are listed in Appendix D.

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 and 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 E.

Strategic Risk Management Issues

- 6.5 None as a consequence of this report.

Climate Change Implications

- 6.6 The recommendations in Section 2 above are expected to have no impact on emissions of CO₂.

The reason the Council believes that this will have no impact on emissions is that the Local List designation seeks only to protect the heritage significance of existing built assets.

Background Papers

Report to the Executive on 22 October 2019 - [Adoption of a Local List of Buildings and Structures of Local Architectural or Historic Interest \(ITEM\) \(bracknell-forest.gov.uk\)](#)

Contact for further information

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