



Executive Committee

No Specific Ward Relevance

1 July 2009

SCHEDULE OF BUILDINGS OF LOCAL INTEREST – REVIEW AND UPDATE

(Report of the Acting Head of Planning and Building Control)

1. Summary of Proposals

The Schedule of Buildings of Local Interest details buildings that are valued for their contribution to the local scene, or for local historical associations but are not afforded statutory listed building protection. The schedule was first adopted in 2004 and has been updated in 2009 to reflect any demolitions or alterations to buildings. A number of additions to the schedule were suggested during a public and stakeholder consultation event during May/June 2008. The update assesses these suggestions for their suitability for inclusion on the schedule.

The updated Schedule of Buildings of Local Interest will support the Borough of Redditch Local Development Framework and in particular the Core Strategy Development Plan Document.

2. Recommendations

The Committee is asked to RECOMMEND that

the Schedule of Buildings of Local Interest as updated in 2009 be endorsed as a background document to the Borough of Redditch Local Development Framework.

3. Financial, Legal, Policy, Risk, and Sustainability Implications

Financial

- 3.1 The costs of the review of the Schedule of Buildings of Local Interest have been met within existing Development Plans budgets. Future costs associated with the Schedule of Buildings of Local Interest will be for printing the document.

Legal

- 3.2 None.

Policy

- 3.3 Planning Policy Guidance Note 15: Planning and the Historic Environment states that planning authorities may draw up lists of locally important buildings, and to formulate policies for their protection.

Risk

- 3.4 If the Schedule of Buildings of Local Interest is not endorsed as a background document to the LDF the buildings concerned would lose the protection afforded to them through the associated planning policies.

Sustainability / Environmental

- 3.5 Safeguarding buildings of local interest contributes to the quality of the environment.

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4. Background

- 4.1 The purpose of the Schedule of Buildings of Local Interest is to document buildings which are not afforded statutory listed building protection but are valued for their contribution to the local scene, or for local historical associations.
- 4.2 The Schedule of Buildings of Local Interest was first produced to supplement Policy B(BE).11 (Buildings of Local Interest) of the Borough of Redditch Local Plan No.3. Paragraph 6.16 of Planning Policy Guidance Note 15 advises that planning authorities may draw up lists of locally important buildings, and to formulate local plan policies for their protection. The schedule was adopted as Supplementary Planning Guidance (SPG) in June 2006. The SPG lists the buildings included and gives a brief description. This is accompanied by a document entitled 'Borough of Redditch Local Plan No.3 – Schedule of Buildings of Local Interest' (November 2004) which contains detailed descriptions, location maps and photographs of all buildings. The original schedule details 35 buildings of local interest.
- 4.3 In 2004 the Planning and Compulsory Purchase Act came in to force which means that the Council must produce a series of documents as part of a 'Local Development Framework' (LDF) which, once adopted, will replace Local Plan No.3.

- 4.3 Members will be aware that work on the Core Strategy Development Plan Document is ongoing. The Core Strategy, once adopted, will form part of the LDF. The updated schedule will support the Core Strategy.
5. **Key Issues**
- 5.1 Since the Schedule of Buildings of Local Interest was first adopted in 2004 Officers are aware that changes, including demolition, have occurred to some of the buildings, giving rise to the need to review the list. Stakeholders and members of the public were provided with the opportunity to suggest new additions to the Schedule during the Core Strategy Issues and Options Consultation (May-June 2008).
- 5.2 Conservation professionals have reassessed the entries on the original schedule and assessed the suggestions from the aforementioned consultation for their suitability for inclusion in the schedule.
- 5.3 Buildings are assessed for inclusion/exclusion according to four criteria:
- a) Authenticity
 - b) Historic significance
 - c) Architectural significance
 - d) Townscape significance
- 5.4 The criteria are the same as that used for the original schedule. They have been developed from national guidance such as Planning Policy Guidance Note 15 (1994). Not all these criteria will be relevant to every case, but a particular building may qualify for listing under more than one of them.
- 5.5 The 2009 Revised Schedule of Buildings of Local Interest is presented in four parts:
- a) The first part updates and amends the descriptions and reasons for inclusion for buildings included on the original schedule.
 - b) The second part details entries from the original schedule that are recommended to be omitted from the updated schedule.
 - c) The third part recommends new entries for the updated schedule based on the suggestions from the Issues and

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Options Consultation and from the Conservation Professionals. This part includes a description and reason for inclusion for each entry.

- d) The final part details the reasons why some of the buildings suggested at the Issues and Options Consultation do not meet the criteria listed above. These suggestions are therefore recommended for exclusion from the updated schedule.
- 5.6 Of the original 35 entries on the schedule, 33 have been retained. The two that have been deleted are:
- a) - Woodland Cottage, Mount Pleasant – deleted because it has been confirmed that it was reconstructed in 1933 and due to the extent of alteration, it is not believed to meet the criteria for local listing.
 - b) - Park House, Evesham Street – this building was demolished in 2007 for health and safety reasons.
- 5.10 In total, there are 15 new buildings recommended for inclusion, of which four were suggested during the Issues and Options Consultation. These are: Southcrest Lodge, Astwood Bank First School, Feckenham First School and the Chapel in the Cemetery on Cemetery Lane. Four other suggestions were made during the Issues and Options consultation but are recommended to be omitted from the schedule because they do not meet the criteria or are already statutorily listed.

6. Other Implications

- Asset Management - Three of the suggested new entries are Borough Council owned. These are: the Chapel within the Cemetery at Cemetery Lane, the War Memorial at the same location and Sandycroft Wellbeing Centre on West Avenue.
- Community Safety - No implications.
- Human Resources - No implications.
- Social Exclusion - No implications.

7. Lessons Learnt

None.

8. **Background Papers**

- 8.1 Schedule of Buildings of Local Interest Supplementary Planning Guidance (June 2006).
- 8.2 Borough of Redditch Local Plan No.3 - Schedule of Buildings of Local Interest (November 2004).
- 8.3 Planning Policy Guidance Note 15: Planning and the Historic Environment

9. **Consultation**

This report has been prepared in consultation with relevant Borough Council Officers.

10. **Author of Report**

The author of this report is Alexa Williams (Planning Officer), who can be contacted on extension 3376 (alex.williams@redditchbc.gov.uk) for more information.

11. **Appendices**

- Appendix 1 - Schedule of Buildings of Local Interest 2009 Update (available through the Council's website).