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**TITLE: BUILDINGS OF LOCAL INTEREST**

Committee: Development and Transport Committee

Date: 19 February 2013

Author: Lorraine Brown, Conservation Officer

[M343]

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1.0 ISSUE

- 1.1 The purpose of this report is to advise Members on the intention to produce a draft List of Buildings of Local Interest Supplementary Planning Document.
- 1.2 This report scopes the details of the proposed criteria and methodology for including buildings on the list. It is proposed to compile a list of buildings of local interest in accordance with the agreed methodology and to present the findings to a future committee for approval.

2.0 RECOMMENDATION(S)

- 2.1 It is recommended that:
- Members approve the proposed draft criteria and methodology for the Local List as set out in appendix 1 of this report;
  - Members approve the setting up of a panel consisting of 3 elected members and 3 officers in order to select final inclusions (details of which to be agreed with Legal)
  - Members approve a consultation exercise to be carried on the finalised list.

3.0 BACKGROUND/OPTIONS

- 3.1 East Cambridgeshire has approximately 973 Listed Buildings, 50 Scheduled Ancient Monuments (SAM), 27 Conservation Areas and 4 Designated Parks and Gardens. All of these have statutory protection and enjoy various degrees of protection against alterations and demolition.
- 3.2 There are many other buildings and structures throughout the District, which do not meet the criteria for the statutory lists or are not found within designated areas but are of considerable local architectural and/or historic significance.

**The Case for local listing**

- 3.3 Unlisted buildings can be located anywhere, including within Conservation Areas. They provide an important role within the local areas, contributing to a sense of place and local distinctiveness. Inclusion on the Local List would increase their significance and ensure sufficient weight is placed on that significance during the planning process.

- 3.4 Under current legislation, unlisted buildings/structures outside Conservation Areas are not currently afforded protection from unsympathetic alterations and can be demolished without planning permission. The historical and architectural significance of these buildings is not always a consideration in the planning process.

#### **Implications of inclusion on the Local List**

- 3.5 Under current legislation, the inclusion of a building/structure on the Local List does **not** change the existing planning controls that already apply to these buildings, including their demolition. Inclusion on the list is not primarily intended to restrict development, but will seek to ensure that any proposals take into consideration the significance of the building. Once adopted, the Local List will change the level of consideration given to the preservation of a building/structure's character and appearance.
- 3.6 Where there is no control over development, the Council can seek an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order, to remove permitted development rights. Where the Council considers a building on the list to be at risk of demolition or unacceptable alterations, in circumstances where it has not planning control, it will consider using an Article 4 Direction of spot listing in order to protect it.

#### **Methodology**

- 3.7 Local groups such as Civic Societies, Parish Council, Local History Groups and members of the public will be invited to nominate assets that they feel are worthy of inclusion on the list. They will be asked to consider their nominations against the criteria in appendix A and to provide sufficient information to justify inclusion.
- 3.8 It is then proposed that the nominations will be considered by a panel comprising of 6 people. The panel is likely to include a mix of persons with various professional expertises and will be made up of both officers and members.
- 3.9 Prior to an asset being included on the list, a six-week consultation period shall take place involving the owner, occupier (if appropriate), neighbours and other interested parties. After consultation the building/structure will be recommended for inclusion or exclusion from the list.

#### **4.0 ARGUMENTS/CONCLUSIONS**

- 4.1 It is important to identify and formally recognise significant historic assets that contribute to the local identity of the District. The Local List which will offer these assets appropriate protection will be an important planning tool for the Council's development control and conservation teams.
- 4.2 That Members support the recommendations outlined in section 2

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

5.1 The printing and consultation costs associated with the SPD are to be met within existing budgets.

5.2 All consultation will be undertaken in accordance with the Council's Statement of Community Involvement.

6.0 APPENDICES

Appendix A – Criteria; Nomination form & guidance notes

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<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer</u>
	Room 11	Lorraine Brown (Conservation Officer) (01353) 616 333 E-mail: <a href="mailto:lorraine.brown@eastcambs.gov.uk">lorraine.brown@eastcambs.gov.uk</a>



East Cambridgeshire  
District Council

## LOCAL LIST NOMINATION FORM

**Q1. Building details: \***  
(Address, inc. postcode)

**Q2. Type of building or structure:**

- |                                     |                                    |                                       |
|-------------------------------------|------------------------------------|---------------------------------------|
| <input type="checkbox"/> House      | <input type="checkbox"/> Church    | <input type="checkbox"/> School(s)    |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Shop(s)   | <input type="checkbox"/> Public House |
| <input type="checkbox"/> Community  | <input type="checkbox"/> Transport | <input type="checkbox"/> Other        |

**Q3. Date of Construction (If known, or approx):**

- pre – 1700  
 1700 – 1840  
 1840 – 1914  
 1914 – 1940  
 1940 - 1980

**If a definite date is know, please give below and advise where this information came from (i.e. date stone, historical research, etc)**

**Q4. How intact is the building/structure?**

- Completely intact  
 Largely intact  
 Partially intact  
 Largely spoilt  
 Completely spoilt

**Q5. Does the building/structure have any historic associations with notable person(s) or event(s)?** (e.g. former occupant, architect, builder, national or local event)

- Yes  
 No

**If yes, please explain**

**Q6. Is, or has, the building/structure ever been important to the social fabric of the community?** (e.g. school/college, pub, village hall, church/chapel, place of enjoyment, etc)

- Yes  
 No

**If yes, please explain**

**Q7. Is the building/structure a particularly rare example of its type?**

- Yes  
 No

**Q8. Does the building/structure display a notable level of architectural innovation or virtuosity?** (e.g. early example of local design / style, quality materials / workmanship / etc)

- Yes  
 No

**If yes, please explain**

**Q9. Does the building/structure display a notable level of technological innovation or virtuosity?** (e.g. early example of local type of construction, quality materials / engineering skill, etc)

- Yes  
 No

**If yes, please explain**

**Q10. Does a building contribute to the visual character of the town/village, or to a group of buildings?** (e.g. terrace / row, square, farmstead, landscape character, etc)

- Yes  
 No

**If yes, please explain**

**Q11. Is the building/structure a significant (positive) landmark?** (e.g. social focal point, visually dominant)

- Yes  
 No

**If yes, please explain**

**Q12. Are you the owner of the nominated property?**

- Yes  
 No

**If no, please provide owners details if known**

**Details of the person making the nomination**

**Name: \***

**Address: \***

**Telephone No: \***

**Email: \***

(Fields marked \* are mandatory)

A review panel will consider all nominations and successfully nominated buildings and structures will then be subject to a four-week public consultation.