
BUILDINGS OF LOCAL INTEREST

Committee: Full Council

Date: 23 February 2017

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[R208]

1.0 **ISSUE**

- 1.1 The purpose of this report is to present the finalised Buildings of Local Interest Register as agreed by Regulatory and Support Services Committee on 23 January 2017 for adoption by Full Council.

2.0 **RECOMMENDATION(S)**

- 2.1 It is recommended that Members:

Adopt the finalised register as agreed by Regulatory and Support Services Committee.

3.0 **BACKGROUND/OPTIONS**

- 3.1 Policy ENV13 of the East Cambridgeshire District Council Local Plan states that the Council will prepare a local register of buildings that make a valuable contribution to the local scene, local distinctiveness and/or local history, but which do not merit inclusion on the national list.
- 3.2 The National Planning Policy Framework (2012) defines both designated and non-designated heritage assets. Heritage Assets are defined in the document as being “*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 The Council sought public nominations for buildings and structures to potentially be included on the register and received a total of 196 nominations. An independent panel of experts assessed all nominations received against the adopted criteria for inclusion and was able to reduce the number of buildings/structures to be assessed. The draft list was reduced to eliminate those buildings/structures that were already a listed building, were not of sufficient quality, did not meet the nomination criteria or could not be identified. The draft register was then subject to further public consultation with all owners/occupiers being made aware of the intention to include them on the register.

- 3.4 Following on from the consultation in November 2016 on the draft Buildings of Local Interest Register, the draft register, alongside all representations received during the consultation period were presented to the Council's Regulatory and Support Services Committee on the 23 January 2017.

Members were asked to consider each of these buildings and the representations received alongside the nomination criteria against which the buildings were assessed. Members debated the merits of each of these buildings/structures and determined whether or not they should be included in the finalised register.

4.0 ARGUMENTS/CONCLUSIONS

- 4.1 The Local Register is not intended to be a static document and should it be adopted on the 23 February, it will be considered again in 2-3years time. This may provide an opportunity for buildings/structures to be added to or removed from the Register should things have changed.

- 4.2 There is a great wealth and variety of buildings, structures and areas that are of special significance and contribute to the character and appearance of our towns and villages. The quality of our built environment is not just limited to listed buildings and conservation areas, but it is also the large number of unlisted historic and architecturally accomplished buildings and structures that help to reinforce local distinctiveness and sense of place.

It is important to identify and recognise buildings and structures that contribute to the local identity of the District and are important to local communities. The production of a Register of Buildings of Local Interest offers a way for the local planning authority to recognise such buildings or structures and ensure they are given appropriate protection within the planning process.

- 4.3 Inclusion on the Local Register will **NOT** alter the existing planning controls that already apply to the property or structure. There is a lot of work that can be carried out to properties under what is known as permitted development rights and this will not change through inclusion on the register. It is only when work is proposed that will require planning permission that inclusion on the register will be considered by officers as part of the planning process, the register does not apply to the interior of the building.
- 4.4 It should also be noted that at this time there are **no** plans to put forward any of the buildings or structures nominated for inclusion on the Register forward for consideration for statutory listing by the Secretary of State. By their very nature and consideration for inclusion on the Local Register, all of the buildings/structures on the draft register would not be of sufficient quality to be considered for statutory designation, although we can't preclude any works that Historic England may take at a future date.

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

- 5.1 At this time it is not proposed to use Article 4 Directions to restrict permitted development on properties included within the draft register. Therefore there are no associated costs other than the printing of letters to notify owners of the outcome, once adopted the register will be available on the Council's website.
- 5.2 Equality Impact – The register relates to building and structures in both private and corporate ownership and does not alter the existing planning controls. It will not have a positive or negative impact on any groups within the community. It is considered that an Equality Impact Assessment is required.

6.0 APPENDICES

Appendix 1 - Buildings of Local Interest Register (circulated separately)

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer</u>
Consultation Draft Register (showing proposed changes)	Room 11	Lorraine Brown (Conservation Officer) (01353) 616 333 E-mail: lorraine.brown@eastcambs.gov.uk
Consultee Response Summary Document		
Consultee Responses		