

<b>PLANNING &amp; ENVIRONMENTAL PROTECTION COMMITTEE</b>	AGENDA ITEM No.
<b>1 SEPTEMBER 2009</b>	<b>PUBLIC REPORT</b>

Cabinet Member(s) responsible:	Cllr M. Lee - Cabinet Member for Environment Capital and Culture	
Contact Officer(s):	Barry Fagg Interim Head of Planning Services Jim Daley - Planning Services	Tel: 01733 453475 Tel. 01733 453522

## **BUILDINGS OF LOCAL IMPORTANCE - DESIGNATION CRITERIA**

R E C O M M E N D A T I O N S	
<b>FROM :</b> Jim Daley - Planning Services	<b>Deadline date :</b>
That Committee:	
1. Supports the criteria set out at Appendix 1 for the designation of buildings of 'local importance' as amplification of Policy CBE11 (Buildings of Local Importance) of the Peterborough Local Plan (First Replacement) 2005	

### **1 PURPOSE AND REASON FOR REPORT**

- 1.1 Policy CBE11 (Buildings of Local Importance) (Appendix IX) of the Peterborough Local Plan identifies 15 buildings of local importance which are considered by their individuality to make a positive contribution to the local scene or have local historic significance. They further the City Council's objective of preserving and enhancing the historic fabric and special character of Peterborough.
- 1.2 This report recommends criteria for the future selection of locally designated buildings to ensure consistency to the management and approach to 'local list' designation.
- 1.3 This report is for the Committee to consider under its Terms of Reference No. 2.6.1.5 to be consulted by and comment on the Executive's draft plans which will form part of the Development Plan proposals at each formal stage in preparation.

### **2 TIMESCALE**

Is this a Major Policy Item/Statutory Plan?	<b>NO</b>	If Yes, date for relevant Cabinet Meeting	N/A
Date for relevant Council meeting	N/A	Date for submission to Government Dept <i>(please specify which Government Dept)</i>	N/A

### **3 BACKGROUND**

- 3.1 Buildings and structures which are of national importance in terms of their historical or architectural interest are included on the national 'statutory list' – i.e. listed buildings. Peterborough has many buildings which although not meeting the national criteria for statutory listing contribute to the historical, architectural, and social character of Peterborough. Some of these buildings have been identified and are included on a 'local list' (Local Plan Policy CBE11 Appendix IX).

- 3.2 The 'local list' is a 'non-statutory' designation and does not provide any statutory protection. This list is advisory only and does not provide the Council with additional powers. Some of these buildings have other protection, for example because they are in a conservation area, and they are all protected by the usual planning permission procedures of the Town and Country Planning Act 1995.
- 3.3 As stated in the Peterborough Local Plan (First Replacement) 2005 (Policy CBE11), the demolition or substantial alteration of the external appearance of a Building of Local Importance will only be permitted if all reasonable steps have been taken to retain the building, including examination of alternative uses, and it is demonstrably impracticable of retention or retention unaltered or could be practicably retained as part of a redevelopment scheme and the benefits of the scheme outweigh the local importance of the building.
- 3.4 The aim of the 'local list' is to safeguard buildings and to ensure that repairs, alterations and extensions are sympathetic to their character. Existing powers are used to preserve these buildings when considering applications for planning permission. 'Local list' designation is an important tool of a local authority in its planning policies. The Planning Authority takes into account the designation of these buildings when considering planning applications.
- 3.5 Designation as a 'Building of Local Interest' brings a number of benefits to the owner. Help and advice is freely available to those carrying out alterations and repairs, and some relaxation of building regulations may be appropriate for such buildings.
- 3.6 Local designation complements the national regime and allows local people to identify and protect buildings that promote 'local distinctiveness'. The forthcoming 'Heritage' reform – the Heritage Protection Bill, due to be enacted in 2010 – encourages the greater use of 'local listing' by Local Authorities.
- 3.7 The present 'local list' is limited in its extent. It is proposed to prepare a revised 'local list' based on the selection criteria set out at Appendix 1. The criteria have been developed to achieve consistency of selection of buildings / structures and are adapted from the Government's criteria for the selection of buildings on the Statutory List. The proposed criteria would reflect buildings and structures of local rather than national significance, and not already on the Governments statutory 'list'. The criteria will help ensure that the future selection of locally designated buildings is carried out in an open way and this process would also include equivalent levels of consultation to those undertaken for national designation.
- 3.8 It is proposed to report a revised 'local list' to P&EP Committee and subject to Executive approval, consultation with owners would then be carried out. A final report identifying a revised 'local list' would then be reported to P&EP Committee for support and then submitted to the Executive for adoption and go forward as part of the emerging Planning Policies Development Plan Document (LDF).

#### **4. REASONS FOR RECOMMENDATIONS**

Support of the proposed criteria for the selection of 'local list' buildings will:

- amplify policy CBE11 (Buildings of Local Importance) of the Peterborough Local Plan (First Replacement) 2005
- help achieve consistency in the selection of 'local list' buildings
- reflect the wide range of locally important buildings in Peterborough.

#### **5. ALTERNATIVE OPTIONS CONSIDERED**

- Do nothing - this would not advance the Council's aim of the delivery of a high quality planning service, further the City Council's objective of preserving and enhancing the historic

fabric and special character of Peterborough, or respond to the anticipated changes arising in the management of local heritage in the forthcoming Heritage protection reforms.

## **6 IMPLICATIONS**

6.1 There are no specific financial implications for the City Council identified in this report.

## **7 BACKGROUND DOCUMENTS**

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)  
Planning Policy Guidance Note 15: Planning and the Historic Environment.  
Heritage Protection for the 21<sup>st</sup> Century Department for Culture Media and Sport 2007  
Draft Heritage Protection Bill. April 2008

### **Appendix 1 - Criteria for selection of Buildings of Local Importance (Local Listing)**

A Building of Local Importance is one that is not already statutorily listed but is of significant architectural or additional historical interest. The following criteria define architectural interest for the purpose of the list of Buildings of Local Importance. A building may fulfil one or more criteria.

#### **Age and rarity**

- A1** If the building was built before 1840, does it survive in anything like its original external condition?
- A2** If it was built between 1840-1919 (Victorian/Edwardian), does it retain its original features? Is it of sufficient quality to distinguish it from other buildings of that period in Peterborough?
- A3** If it was built between 1919-1939, is it an outstanding example of the style of the period?
- A4** If it was built between 1939-1945, is it a rare surviving example of a wartime structure?
- A5** If it was built between 1946-1980, is it a building of exceptional quality and design?
- A6** If it is a significant landmark building, folly or curiosity?

#### **Historic interest**

- B1** Is the building or structure associated with an important historic figure?
- B2** Is it a fine or rare example of a building that illustrates social or economic history, or a good example of town planning?
- B3** Does it illustrate an important part of Peterborough's cultural history? For example, schools, churches, public buildings, leisure, entertainment and commercial buildings.
- B4** Is it an important part of Peterborough's industrial history?

#### **Architectural interest**

- C1** Was the building designed by an architect important to Peterborough or the local area?
- C2** Was it designed by an architect of national importance?
- C3** Is it an example of a style of building that is unique to the local area?
- C4** Is it a group of buildings that together are a good surviving example of an historic architectural style?
- C5** Is it a good early example of a particular technological innovation in building type and technique?
- C6** Are the buildings important for the townscape and street scene?

#### **Street furniture or other structures (boundary stones, post boxes, memorials, lamp posts, statues, and similar)**

- D1** Is it a rare surviving example of street furniture that contributes positively to the local area?
- D2** Is it important in terms of local history?

This page is intentionally left blank