

WYRE FOREST DISTRICT COUNCIL

**CABINET
26TH JUNE 2008**

The List of Buildings of Local Architectural and/or Historic Interest (The Local List) – Bewdley Parish

OPEN	
COMMUNITY STRATEGY THEME:	A Better Environment for Today and Tomorrow
CORPORATE PLAN THEME:	Enhancing Cultural Life
KEY PRIORITY:	Local Heritage
CABINETMEMBER:	Councillor Stephen Clee, Regeneration and Enterprise
RESPONSIBLE OFFICER:	Head of Planning, Health & Environment
CONTACT OFFICER:	Simon Roper-Pressdee, Ext. 2536
APPENDICES (Appendices 3 and 4 have been circulated electronically and a public inspection copy is available on request. See front cover for details).	Appendix 1: Methodology and Criteria for Local List Properties; Appendix 2: The Results of Public Consultation Appendix 3: The original Draft Local List for Bewdley Appendix 4: The Amended Draft Local List for Bewdley

1. PURPOSE OF REPORT

- 1.1 To consider the responses arising from the public consultation and to seek Members approval of the proposed List of Buildings of Local Interest (the Local List) for Bewdley.

2. RECOMMENDATION

The Cabinet is asked to AGREE that:

- 2.1 **The buildings as set out in Appendix 4 be included on the Local List of Buildings of Local Architectural and/or Historic Interest.**

3.0 BACKGROUND

- 3.1 PPG15: Planning and the Historic Environment states that there are many buildings that are valued for their contribution to the local scene, or for local historical associations, and are not protected through Statutory Listing. It advises that it is open for planning authorities to draw up lists of such locally important buildings, and to formulate local plan policies for their protection
- 3.2 In line with this advice, the Adopted District Local Plan states (in para. 8.11), the District Council's intention to compile a Local List of Buildings and Structures.
- 3.3 Objective 33 of the Local Plan is to "safeguard the particular characteristics of the District's urban and rural environments that are unique, or commonly associated with the District." This reflects the Council's corporate plan objective of preserving our local heritage to enhance the cultural richness of the District.
- 3.4 Whilst PPG15 states that it is open for planning authorities to draw up lists of local interest buildings, it also states that any policies should make clear that such buildings do not enjoy the full protection of statutory listing. There is no statutory legislation or protection for buildings included in Local Lists; the rights of owners, with regards to Permitted Development rights, remain unaltered, subject to the policies within the Local Plan.
- 3.5 Policies LB1, LB2, LB3 LB4 and LB5, CA3 and CA6 of the Adopted Local Plan all refer to non-statutory-listed buildings or structures. The essence of these policies is to encourage sympathetic design and materials in any repair or reinstatement work to the original building; to require a justification the demolition or redevelopment of any building or structure included in the Local List; and to encourage high quality design in any new build within the curtilage of any such building.
- 3.6 The criteria and methodology for the Local List of Buildings of Architectural and/or Historic Interest, was adopted by Council in October 2004.
- 3.7 A report was submitted and agreed by the Cabinet on the 20th December 2007, seeking approval for a public consultation on the draft List of Buildings of Local Interest for Bewdley.
- 3.8 A public consultation on these proposals has been undertaken, between 18th January and 22nd February 2008.

4. KEY ISSUES

- 4.1 In order to be able to assess and justify properties for inclusion on the Local List, a set of criteria were adopted by Council October 2004 and are included in Appendix 1 of this report. One of the principle points is that whilst a property does not need to meet all criteria, it should meet at least one, and needs to be of a definite quality and character.

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- 4.2 An initial survey of Bewdley Parish has been undertaken, and an initial draft Local List has subsequently been drawn up. This draft list has been the subject of a public consultation between 18th January and 22nd February 2008. The responses arising from this consultation, together with the Conservation Officer's comments and recommendations are included in Appendix 2 of this report.
- 4.3 The Proposed Local List, amended since the public consultation contains a total of 108 entries, equating to 157 individual buildings and structures.

Method of Public Consultation

- 4.4 Following approval by Cabinet on Thursday 20th December 2007, a public consultation was undertaken commencing on 18th January 2008, and was closed on 22nd February 2008.
- 4.5 The consultation consisted of a small pamphlet being sent to each of the owners and occupiers of all the proposed buildings on the draft List, outlining the proposals for the Local List of Buildings, and explaining the implications of inclusion.
- 4.6 A web-version of the pamphlet, together with a complete list of the draft list was published on the Council's web-. Facility to comment on the proposals on-line was also made available
- 4.7 A display was erected in the public library in Bewdley and was taken down on Friday 22nd February 2008
- 4.8 The draft List was also held in the Worcestershire Hub in the Town Hall in Kidderminster for public reference, during the period of public consultation.

Results of the Consultation

- 4.9 Consultation responses were received via several mediums: by letter, by phone call and by email.
- 4.10 A total of 13 responses were recorded, through a medium of letters, phone calls, and emails:, 4 letters, and emails supporting the proposals; 8 letters, emails and phone-calls objecting to the proposals, and 1 letter with no support or objections, but requesting confirmation that inclusion will not prevent alterations to modern additions to the building..
- 4.11 The objections varied from concerns over potential for development, to loss of architectural detail through previous development, decreasing of security, and increased bureaucracy.
- 4.12 Appendix 3 outlines the responses, and shows the Officer recommendations in respect of each response.

5. FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications arising from the adoption of the Local List for Bewdley.

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 The proposed initial list for Bewdley has been drawn up in accordance with the procedure agreed by Council.

7. RISK MANAGEMENT

- 7.1 There are no risk management issues arising from this report. Any buildings that are worthy of inclusion but have been currently identified can be subsequently included under the additions procedure agreed by Council.

8. CONCLUSION

- 8.1 A public consultation was carried out between Friday 18th January 2008 and Friday 22nd February 2008, on the draft proposals for the List of Buildings of Local Interest (the Local List) for Bewdley. A total of 13 responses were recorded.
- 8.2 The responses from this consultation are included in Appendix 2 together with the Conservation Officer's responses.
- 8.3 Subsequent to the public consultation, the proposed list, included as Appendix 4, has been modified. This now contains a total of 108 list entries, equating to 157 buildings and structures.

9. CONSULTEES

- 9.1 Head of Legal and Democratic Services

10. BACKGROUND PAPERS

Planning Policy Guidance Note 15
Adopted District Local Plan (January 2004)
Guidance On Conservation Area Appraisals : English Heritage (August 2005)

CRITERIA AND METHODOLOGY FOR LOCAL LIST PROPERTIES
WYRE FOREST DISTRICT

The following criteria should be used for assessing the suitability of a building or structure for inclusion on the Local List. A property does not need to meet all criteria, but should be of a definite quality and character. Due to the amount of unlisted, yet historic, buildings within the District, careful selection has to be made, and only the most suitable properties should be included: without this careful selection, the List will become unmanageable, and will defy the point of the exercise. The List should be compiled as a tool for ensuring the more important unlisted properties are retained in as original detail, and as good condition as possible. This can then assist in education, securing the historic essence of the District, and ensuring the buildings and areas of higher quality are retained, and thoughtfully integrated in to new schemes.

PPG15 (para. 6.16) states that there are many buildings which are valued for their contribution to the local scene, or for local historical associations, are not Listed. It is open for planning authorities to draw up lists of such locally important buildings, and to formulate local plan policies for their protection.

The Adopted Wyre Forest District Local Plan (January 2004) states that the key aim in relation to Heritage is to *safeguard and enhance the distinctive historic environment of the District*. To further this aim, the heritage objectives of the Local Plan, in relation to the Local List, are to safeguard the particular characteristics of the District's urban and rural environments that are unique, and to promote appropriate development which secures the beneficial re-use and enhancement of historic buildings and environments. Policies within the Adopted Wyre Forest District Local Plan (January 2004) that directly relate to the Local List properties, commonly referred to as non-statutory listed properties include LB1, LB2, LB3 LB4 and LB5, CA3 and CA6.

Criteria

- Group Value – for example, high quality examples of distinctive terraces and industrial complexes
- Association with well-known local characters or events (i.e. with carpet industries, the postage system, writers, etc)
- Special value within the street-scene, including high quality landmark buildings
- Survival in anything like their original condition (this would exclude properties that have been subjected to unsympathetic extensions and alterations, including the installation of Upvc double glazing and incorrect roof tiles, unless of otherwise outstanding quality).
- Special value in local terms, within certain types of buildings, for planning or architectural reasons (including, for example, churches, schools, industrial buildings and associated buildings, residential terraces, and railway buildings and associated structures)

- Distinctive and high quality examples of specific architectural styles (i.e. Arts & Crafts, Queen Anne Revival, Neo-Georgian, Art Deco, and distinctive vernacular buildings, etc)

Methodology for Inclusion on Local List

In order to justify the inclusion of a property on the Local List, there needs to be a methodology for both the inclusion and for the removal of properties, as and when is deemed necessary. The following points set out the basis for this.

- An initial survey of the District shall be undertaken to pinpoint and identify likely buildings for inclusion on the Local List, according to the criteria set out above. This will be undertaken over the next two years, and will result in the creation of initial lists for Stourport-on-Severn, Bewdley, and finally the rural parishes of the District.
- To assist in this process, recommendations from the public, and from other interested parties, including the Civic Societies and the Town and Parish Councils, will be invited, and considered alongside the results from the surveys.
- Prior to a building or structure's inclusion on the Local List, a period of consultation shall take place, involving the owner, occupier (if different), neighbours, the appropriate Civic Society, and other interested parties. This will involve notification of intent, providing information on relevant policies, and the impact of inclusion on the owner and/or occupier, and identifying support or reticence for inclusion.
- After consultation, the Conservation officer will recommend to the Head of Planning, Health and Environment whether the building should be included on the List, or not. The consultation will ask for the response from the owner/ occupier on their opinion of inclusion, and this will form part of the decision for inclusion or otherwise. However, it should be noted that, if the building or structure is considered significant enough within the criteria set out above, then the Council will proceed with inclusion.
- The removal of a building or structure from the Local List will be done where it is deemed that the property has lost its significance in the local scene. This can be, for example, through inappropriate development or unsympathetic material alterations to the building's fabric. The Conservation Officer will recommend such properties to the Head of Planning, Health and Environment for removal from the List.
- A five-year full review of the Local List will be undertaken, identifying buildings that should be included or removed. If, prior to the full review being undertaken, there is a request that a building should be removed from the List, or if one should be included, this will be in accordance with the arrangements set out in Appendix 5 of this report.. Such requests can be made from any interested party, including the owner, occupier, Town or Parish Councils, Civic Society, or neighbour.

Bewdley Local List Consultation: Responses

Name and address of respondent	Respondent Comment	WFDC Officer Response
Mr & Mrs Godson 1 Threlfall Drive Boundary Wall	Wall is only seven years old	Letter acknowledged Recommend that this wall and the wall to No.2 Threlfall Drive be removed from the Local List
C. Pearson 11 Kidderminster Road	<p>Delight that no 11 Kidderminster Rd is to be considered for inclusion on the Local List.</p> <p>Aware of the aesthetic merit of the police station as a building, worthy of preservation.</p> <p>Concerned since the police vacated the two houses on the other side of the station that the existing symmetry could be destroyed, when the builders move in to refurbish the properties. Feel it vital that the building, as a complete block is preserved. Built in 1938 to a "Ministry of Works" standard. They still have the original metal window frames.</p>	Response acknowledged, and recommend that building remains on List
M. Bradbury 36 Welch Gate	I am totally in agreement that 36 Welch Gate be considered for inclusion on the proposed Local List, bearing in mind that only half of the property is original, while the extension was added in the late 1970s, although from the exterior it is difficult to detect that fact, as the extension was designed according to the requirements of local planning, and is of old bricks.	Email acknowledged

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<p>T.F.Hill 'Burn's Cottage 35 Kidderminster Road</p>	<p>We feel that our house is more of a local landmark than of historical interest. Half of the oldest part of the cottage was taken down many years ago. None of the original features exist. As far as we know the front of the building is only about 100 years old and is not timber framed but timber cladded. We feel that our property does not qualify for local interest.</p>	<p>Very aware that building is only timber-clad, and that is only c100 yrs old. That the building is a local landmark is the reason for its identification as a building to be included on Local List, as per original description, and as per objection of owner. Recommend inclusion on Local List.</p>
<p>C. Hart 2A Northwood Lane</p>	<p>It is our wish that our home is not included in your proposed List</p>	<p>Error in address during original survey – property identified should read Innage Lea. Recommend that 2A Northwood Lane be removed, and that owners of Innage Lea be consulted at earliest opportunity.</p>
<p>I G Ettridge 11 Severn Quay</p>	<p>Providing the following conditions are met I welcome the opportunity to have the above property included on the Local List <ol style="list-style-type: none"> 1. Providing this will not adversely effect the HIPS evaluation or add any further requirements 2. Providing this will not increase the Council Tax valuation <p>You should appreciate that only No's 12 to 8 in the Quay are of the original warehouse construction</p> </p>	<p>Will not, as far as we can tell, affect the HIPS evaluation, apart from stating on any Searches that the building is included on Local List, nor will this increase Council Tax evaluation, therefore recommend that building remain on List</p>
<p>2 Threlfall Drive</p>	<p>Not clear that the front boundary wall to my property is my property. Suspect the wall forms part of the "common parts" to the estate and as such is the property of all the residents. Historically the residents, as a group, have not been prepared to fund the repairs of these common walls.</p>	<p>As per 1Threlfall Drive, remove from List.</p>

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	<p>The developers did only a superficial job of repairing these walls at the outset so a lot of the mortar is now in a poor condition and the stability of some of the bricks is poor.</p> <p>Find it incomprehensible that a standard rough stone wall could be considered of unique value. The UK has many miles of such walls, I see no feature of this wall that would set it apart from the rest.</p>	
<p>Wall, James & Davies Solicitors on behalf of the owners of Springhill House, Kidderminster Road</p>	<p>This building has been significantly altered, both by alterations and additions and is surrounded by recent buildings, which themselves compromise the relationship of this building to the Church.</p> <p>The main entrance to the property is now squeezed between the boundary of the adjacent block of flats, and has no sense of approach. Further, the main road frontage is the 'service' elevation and has no obvious features of interest.</p> <p>The building is currently used for offices surrounded by a tarmac car park. The current use as offices (which has followed use as guesthouse and care home) has significantly changed the context of this building, thus reducing its local interest by severing its relationship with the adjacent land. The building does not therefore, in my view, hold a key position in the streetscape, which is one of the usual criteria for inclusion on the Local List.</p> <p>Further, the replacement of windows with upvc and the change of roof material, together with its secondary frontage now facing the road, all deprive what formerly may have been a building of some interest to one of such poor quality, in terms of position and presence, that its inclusion in a Local List is questioned.</p>	<p>After revisiting site, Conservation Officer is in agreement that building has been subjected to considerable unsympathetic alterations, and thus does not comply with Criteria in terms of original state. Therefore recommend removal from List.</p>

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	The owners therefore submit that this building should not be included on the Local List of Buildings in Bewdley.	
Jan & Barry Cook Sandbourne Drive	<p>If the inclusion of our property means that there will be no more inappropriate new development in the surrounding area then that is a very good thing.</p> <p>Enquiry as to whether funding is available for works to Local List buildings. Some sort of rate relief for owners of such buildings I'm sure would be welcomed by all the people whose properties are on the list.</p>	Acknowledged – original address wrongly identified as Sandbourne Lane. Revise to refer to Sandbourne Drive.
John Moore Stables, Summerhill, Wribbenhall	<p>For reasons of security I ask not to be included on any local list. We built our dwelling in the 1970s and have always been sympathetic to the existing architecture and certainly do not intend to stray from this course.</p>	Have discussed with Mr Moore via telephone, and cannot agree on this. It is Conservation Officer's opinion that inclusion on Local List will not decrease security, and that building, with sympathetic additions, forms important element of local history, as part and parcel of original Summerhill. Therefore recommend that building remains on Local List.
John Blakiston No address supplied	We have a 1970s designed patio French windows area which was stuck on an old cottage which we would like to change at some point so do not wish for planning listing etc to make this difficult to do	Planning would not make this more difficult, but would encourage sympathetic design and replacement of unsympathetic additions with more sympathetic ones.

Mr Colin Hill, 1 Pinetree	Objections based on challenging details within pamphlet including that	There are no alterations to
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<p>Road, Wyre Hill</p>	<p>there will be alterations to Permitted Development Rights, that alterations to protocols under which planning decisions will be made, that inclusion will cause development restrictions that may well not otherwise apply, and that potential for spiralling costs in repairs and new work. Furthermore, feels that this is an injustice to personal freedoms by imposing such restrictions on any building which is his personal possession. States that the Folly is clearly from a past time, but is no more interesting or significant than that.</p>	<p>Permitted Development Rights, nor are there any further development restrictions placed on any property within the Local List. There is no evidence to suggest that spiralling costs are a result of Local Listing. There are alterations to material policy considerations, but these seek to achieve sympathetic design of alterations. Recommend that the Folly remain on the Local List.</p>
<p>Mr & Mrs Chiles, Springbank, Habberley Road</p>	<p>Now retired, and have limited funds, and may consider selling Sprinbank in near future. Consider Listing is restrictive in options not only to current owners, but also for future owners. Have spent considerable time and money over years in restoring property to its former glory</p>	<p>Restrictions arising from Local Listing are limited, and only effective when planning permission is required. No further restrictions are imposed. Recommend that Springbank remain on the Local List.</p>

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