

WYRE FOREST DISTRICT COUNCIL

CABINET
21st July 2009

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

OPEN	
SUSTAINABLE COMMUNITY STRATEGY THEME:	A Better Environment for Today and Tomorrow
CORPORATE PLAN THEME:	A Sustainable Environment
CABINET MEMBER:	Councillor Stephen Clee, Planning, Regeneration and Enterprise
DIRECTOR	Director of Planning & Regulatory Services
CONTACT OFFICER:	Simon Roper-Pressdee, Ext. 2536
APPENDICES	<p>Appendix 1: Methodology and Criteria for Local List Properties; Appendix 2: The Results of Public Consultation Appendix 3: The original Draft Local List for Wolverley & Cookley Appendix 4: The Amended Draft Local List for Wolverley & Cookley</p> <p><i>The appendices to this report have been circulated electronically and a public inspection copy is available on request. (See front cover for details).</i></p>

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 Wolverley and Cookley.

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 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 26th March 2009, seeking approval for a public consultation on the draft List of Buildings of Local Interest for Wolverley & Cookley.
- 3.8 A public consultation on these proposals has been undertaken, between 24th April 2009 and 5th June 2009.

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.
- 4.2 An initial survey of Wolverley & Cookley 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 24th April 2009 and 5th June 2009. 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.

Method Of Public Consultation

- 4.4 Following approval by Cabinet on Thursday 26th March 2009, a public consultation was undertaken commencing on 24th April 2009 and 5th June 2009.
- 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 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

- 4.8 Consultation responses were received via two mediums: by letter and by email.
- 4.9 A total of 5 responses were recorded, through a medium of letters and emails:, 4 letters, and emails object ting to the proposals, and 1 letter with no support or objections, but confirming that one site is not in the writers ownership.
- 4.10 The objections varied from concerns over potential for development, increased bureaucracy, to loss of architectural detail through previous development.
- 4.11 Appendix 2 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 Wolverley & Cookley Parish.

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 The proposed initial list for Wolverley & Cookley Parish 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 24th April 2009 and 5th June 2009, on the draft proposals for the List of Buildings of Local Interest (the Local List) for Wolverley & Cookley. A total of 5 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.

9. CONSULTEES

- 9.1 Director of Legal and Corporate Services

10. BACKGROUND PAPERS

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