

**Decision Maker:**      **Development Control Committee**

**Date:**                      **19 April 2011**

**Decision Type:**      Non-Urgent                      Non-Executive                      Non-Key

**Title:**                      **GOOD PRACTICE GUIDE FOR LOCAL LISTING  
DRAFT FOR CONSULTATION**

**Contact Officer:**      Robert Buckley, Conservation Officer  
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**Chief Officer:**              Bob McQuillan

**Ward:**                      Borough Wide

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1.      Reason for report

English Heritage has issued a draft for consultation entitled "Good Practice Guide for Local Listing: Identifying and Managing Significant Local Heritage Assets. Consultation questions have been answered by the Council and are to be submitted to English Heritage by 13<sup>th</sup> May 2011.

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2.      **RECOMMENDATION(S)**

Members are requested to note the contents of the consultation document, agree the responses to the questions (attached in appendix) and the proposed change to the selection criteria within the Council's local listed Supplementary Planning Guidance.

### Corporate Policy

1. Policy Status: Existing policy.
  2. BBB Priority: Quality Environment.
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### Financial

1. Cost of proposal: No cost
  2. Ongoing costs: Non-recurring cost.
  3. Budget head/performance centre: Planning Division Budget
  4. Total current budget for this head: £3.3m
  5. Source of funding: N/A
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### Staff

1. Number of staff (current and additional): 103.89 fte
  2. If from existing staff resources, number of staff hours: n/a
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### Legal

1. Legal Requirement: Non-statutory - Government guidance.
  2. Call-in: Call-in is not applicable.
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
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### Ward Councillor Views

1. Have Ward Councillors been asked for comments? No.
2. Summary of Ward Councillors comments:

### 3. COMMENTARY

The London Borough of Bromley Local List was adopted in 1975 and serves several functions. Firstly it promotes local heritage and raises awareness of associated issues. Secondly, it can be used for negotiation purposes in Development Control when alterations are proposed ( but cannot be used to resist demolition outside a conservation area). Thirdly, buildings on the list may eventually be considered for statutory listing. Finally it identifies buildings in conservation areas which are deemed to make a positive contribution. It should be noted however that it provides little protection outside conservation areas.

The criteria used to select these buildings are; Architecture, History, Close Historical Association and Setting or Group Value as found in the Supplementary Planning Guidance on Locally Listed Buildings.

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Summary of document:

PPS5 offers guidance for heritage assets whether designated or not. Therefore English Heritage sees the local list as an ideal opportunity for the Local Planning Authority (LPA) to identify such non-designated assets. The inclusion of a building on the Local List can be used as part of the evidence base requirement of PPS5 in policies HE2, HE3 and HE5 and can also be referred to in light of policies HE7 and HE8, which broadly state that undesignated assets can be treated as material consideration in planning applications. However it should be noted that there are no changes to the GPDO with regard to Local Listing and demolition outside a conservation area is normally considered permitted development.

Selection Criteria are suggested (page 9) which take into account the values which may be assigned to buildings and are as follows; which are as follows; Age, Rarity, Aesthetic value, Group value, Evidential value, Historic association, Archaeological interest, Designed landscaping, Landmark status and Social and communal value.

Guidance is also given to Councils on how to establish a local list where one does not exist already. Following initiation of a list the document recommends that an SPD be created to explain how the Local List functions and a process of identification and review is also recommended (page 11). It also stresses the importance of consultation and making use of specialist knowledge within the local community.

*Officer response:*

*In view of the limited scope that local listing provides, the consultation document is unnecessarily lengthy in detail. As the Council already has a local list and an adopted SPG on Locally Listed Buildings, much of the guidance is of little benefit as it is primarily aimed at Councils who do not yet have such a list.*

*A thorough review of the north-east and north-west parts of the borough was undertaken by consultants GL Hearn and a number of recommended buildings were added to the list. This approach was very much in line with what has been suggested by English Heritage in this document. Future additions to the list are likely to be on a more adhoc basis, as was the case before the GL Hearn report, or when Conservation Area Appraisals are being updated.*

The completed questionnaire can be found in the Appendix.

#### 4. POLICY IMPLICATIONS

UDP policy BE10 refers to Locally Listed Buildings.

<b>Non-Applicable Sections:</b>	Financial, Legal, Personnel
Background Documents: (Access via Contact Officer)	Good Practice Guide for Local Listing: Identifying and Managing Significant Local Heritage Assets Draft Consultation Draft February 2011  Consultation response form