



Policy and Resources Committee

6 January 2020

Title

Review of the Local List of Buildings of Architectural or Historic merit, including responses to a consultation exercise with owners and other interested parties.

Report of

Chairman of the Policy and Resources Committee

Wards

All

Status

Public

Urgent

No

Key

Non key

Enclosures

Appendix 1 - Responses to consultation
Appendix 2 - Revised Local Heritage List, including new nominations

Officer Contact Details

Jonathan Hardy – Heritage Team Leader (0208 359 4655)
Jonathan.Hardy@barnet.gov.uk

Summary

Local heritage listing is a means for a community and a local authority to jointly identify heritage assets that are valued as distinctive elements of the local historic environment. It provides clarity on what makes them significant and identifies their location in the borough. This process ensures that the planning process takes account of the desirability of their conservation.

Barnet's current Local List was created in 1986 and has not been comprehensively reviewed since then, although subsequent additions to the list have been approved, most commonly as a consequence of a Conservation Area Character Appraisal. As such the current list required updating in accordance with current guidance and best practice.

Following the approval of new selection criteria, an extensive survey of the borough was undertaken by volunteers and others to identify and record Barnet's local heritage. A draft List was subsequently compiled, containing both new and existing entries. Consultation with owners and occupiers was carried out and the responses considered before finalising the list of entries. The revised Local Heritage List now proposed for approval includes previously listed assets together with new additions that have been recommended for inclusion by a selection panel of officers, councillors, heritage experts and local volunteers.

Officers Recommendations

1. Committee to consider responses to the consultation on the draft Local Heritage List and to agree the revisions referred to in the Summary of Responses at Appendix 1.

2. Committee to agree to adopt the revised Local Heritage List at Appendix 2.

1. WHY THIS REPORT IS NEEDED

- 1.1 Local heritage lists play an important role in celebrating heritage that is valued by the community at a local level. Where they are built on a strong partnership between the local authority and the community they are more likely to reflect the breadth of opinion on the historic environment. The community can play an important role in supporting the overall process, especially the development of selection criteria and the nomination of heritage assets.
- 1.2 The fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the National Planning Policy Framework (NPPF), which sets out the Government's objectives and policies for the historic environment, and is therefore a material consideration when determining the outcome of a planning application.
- 1.3 The process of preparing Barnet's local heritage list has allowed local residents and others to identify heritage that they would like recognised and protected, but has also been an opportunity for the Council and the local community to work in partnership. Creating a local heritage list also helps to improve access to clear, comprehensive and current information about the historic environment at the local level.

2. REASONS FOR RECOMMENDATIONS

- 2.1 Barnet's Local List of buildings of architectural or historic merit had not been comprehensively reviewed for many years. Consequently, Urban Vision Enterprise CIC, a heritage and community consultant was engaged to lead a project which reviewed the existing Local List, produced new selection criteria and sought local volunteers to assist in identifying and surveying local heritage assets across the borough.
- 2.2 The revised Local Heritage List will provide up-to-date information on non-designated heritage assets across the borough and will allow an assessment of their significance to be considered when determining planning proposals.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The alternative option is to maintain the existing Local List in its current form. This would deny the opportunity for updating the existing entries and including new nominations that have been identified following a borough-wide survey. The list would not be in line with best practice and guidance on local heritage listing.

4. POST DECISION IMPLEMENTATION

- 4.1 If the committee is minded to approve the Local Heritage List, the document will be published on-line, including photographs, a description of the heritage assets and the adopted criteria they are considered to meet. This on-line archive will then form part of the council's Historic Environment Record (HER).
- 4.2 The Local Heritage List will be used by Barnet's Development Management and Strategic Planning Services when determining planning applications and other proposals affecting the borough's Locally Listed heritage assets.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Core Strategy specifically refers to a commitment to review the Local List (Paragraph 10.4.6), the need for community engagement and for suggestions for additional assets that make a contribution to Barnet's historic character to come forward. The review of the Local List has provided the opportunity for local people and groups to have their views on local heritage heard. The project has been identified as one of the core service requirements to be delivered by Regional Enterprise (Re) for the London Borough of Barnet.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 The cost of the Local Heritage List project has been borne by Regional Enterprise (Re) as part of the core service requirements agreed with the London Borough of Barnet. A sub-contract was agreed with Urban Vision Enterprise CIC who oversaw and managed the project, including the training and supervision of local volunteers.
- 5.2.2 The use of IT and the internet was the primary source of contact between the Regional Enterprise and interested parties, although letters were also sent directly to Urban Vision Enterprise CIC and Barnet's Heritage Team. The consultation document was placed online and letters were sent to owners/occupiers of the heritage assets. The predominant form of response was electronic, via email. The finalised adopted list will be published on the council's website.

5.3 Social Value

- 5.3.1 The Public Services (Social Value) Act 2012 requires people who commission public services to think about how they can also secure wider social, economic and environmental benefits.
- 5.3.2 Social benefits will be secured through the opportunities given to the local community and residents to be involved in all planning matters, including the volunteers and groups who have participated in the project.
- 5.3.3 Economic benefits will be delivered through the conservation of local heritage assets by helping to boost our economy and make our local environment a better place to live, work and visit.
- 5.3.4 Environmental benefits will be delivered through the contribution local heritage makes to local identity and the opportunity it provides in place-making and by acting as a catalyst for improving new development.

5.4 Legal and Constitutional References

- 5.4.1 The Historic Environment Practice Guide, produced jointly by the Department for Communities and Local Government, the Department for Culture, Media and Sport and Historic England in May 2016, provides guidance on compiling the evidence base for plan making. As part of this process, Local Planning Authorities are advised to consider compiling a local list of heritage assets.
- 5.4.2 Historic England considers that 'Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. Local lists can be used to identify significant local heritage assets to support the development of Local Plans. Encouraging the use of local lists will strengthen the role of local heritage assets as a material consideration in the planning process.'
- 5.4.3 Barnet's Development Management Policies indicate that there is a presumption in favour of the retention of its Locally Listed buildings and, where planning applications are received, the impact of any proposed external alterations or new development nearby will be carefully assessed to ensure the character of the building or its setting is not harmed.
- 5.4.4 Control over the demolition of a Locally Listed building which lies outside of a conservation area, however, falls outside planning powers. Only the merits of the replacement building would be considered as part of the planning application process.
- 5.4.5 Included in the Policy and Resources Terms of reference as set out in Article 7 is responsibility for (i) Strategic Policy and (ii) those matters not specifically allocated to any other Committee affecting the affairs of the Council.

5.5 Risk Management

- 5.5.1 Both Government and Historic England support the identification of local heritage assets by Local Planning Authorities, including the preparation of a list of buildings of local historic merit. Without such a list there would be an increased risk in the Local Planning Authority's ability to defend development control decisions and a potentially harmful

consequence on the historic environment.

5.6 Equalities and Diversity

5.6.1 The updating of the Local List will be of benefit to Barnet's diverse local community and will contribute to the borough's rich built heritage. The adoption of the new selection criteria and the new additions to the local list will also enhance Barnet's reputation as a desirable and pleasant place to work and live.

5.7 Corporate Parenting

5.7.1 In line with the Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. There are no implications for Corporate Parenting in relation to this report.

5.8 Consultation and Engagement

5.8.1 Following adoption of the new selection criteria in June 2017, an extensive publicity exercise took place, seeking volunteers to participate in the project and for new nominations to the Local List. This involved advertising on the Engage Barnet website, placing an article in Barnet First, a Public Notice in a local newspaper and notification to local community groups and residents' associations. Many of the borough's heritage and amenity societies responded and offered members to participate in the project, as well as private individuals. The training of volunteers took place under the supervision of Urban Vision Enterprise CIC. Over 40 individuals came forward and several training exercises were held in different locations across the borough, to inform and guide participants on the identification and recording of local heritage. A survey was then organised, by dividing the borough up into 45 sub-areas and allocating specific areas to the volunteers. The volunteers and other interested parties subsequently carried out the survey over an 18 month period to assess and record the existing buildings on the local list and to identify new nominations.

5.8.2 Following completion of the survey work a series of selection panel meetings were held over several months. All nominations were assessed by a panel comprised of Council officers, Historic England inspectors, local Councillors including the Design and Heritage Champion, and representatives from local residents' and amenity groups, to ensure the heritage assets were properly assessed and complied with the adopted selection criteria.

5.8.3 The original entries on the old Local List were also assessed against the adopted criteria and a combined draft Local Heritage List was produced for the purposes of consultation with owners and occupiers of the heritage assets on the List. Sixteen entries were removed as no longer meeting the criteria, having been demolished or upgraded to the statutory list.

5.8.4 The draft Local Heritage List was subject to an eight-week period of consultation, carried out between 17th July and 9th September 2019. Letters were sent out to all owner/occupiers of the assets on the draft list, providing consultees with the opportunity to comment. Local amenity societies and residents' groups were also notified. A total of 172 responses were received and are contained in Appendix 1. Revisions were made to the List where relevant historical and other factual information was provided by consultees. The responses and requests for entries to be removed were subsequently

considered by the Selection Panel in November 2019, prior to finalising the draft Local Heritage List which is now proposed for approval. Some 367 new nominations have been agreed, together with 854 entries from the original List, giving a total of 1221 entries. It should be noted that many of the entries contain multiple properties, for example where they are in terraces, groups or flatted developments.

- 5.8.5 The assets on the Local Heritage List (Appendix 2) cover a diverse range of buildings, structures and street furniture, both public and private. These include, housing of all types, religious buildings, educational buildings, pubs and hotels, civic and public buildings including libraries, bus/rail/underground stations, agricultural buildings, sports and recreational buildings, health centres, public art, mausoleums, war memorials, drinking fountains, shopfronts, commercial and industrial buildings, horse troughs, pillar boxes, street signs, milestones and boundary markers.
- 5.8.6 When approved the Local Heritage List will be made publicly accessible on the council website. It will become a material consideration when determining applications for planning permission.

5.9 Insight

- 5.9.1 None in the context of this report.

6. BACKGROUND PAPERS

- 6.1 The Schedule of Buildings of Local Architectural or Historic Interest (the Local List) <https://www.barnet.gov.uk/planning-and-building/conservation-and-heritage/locally-listed-buildings>
- 6.2 Delegated Powers Report (Local List review, including new criteria) – June 2017 <https://barnet.moderngov.co.uk/ieDecisionDetails.aspx?Id=6622>
- 6.3 Consultation on draft Local Heritage List. (17th July to 9th September 2019) <https://www.barnet.gov.uk/planning-and-building/planning-consultations/consultation-draft-revised-local-list>
- 6.4 Historic England Good Practice Guide for Local Listing - May 2016 <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>
- 6.5 NPPF (National Planning Policy Framework) – February 2019 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>