

**REPORT FOR: Local Development
Framework Cabinet
Advisory Panel**

Date of Meeting:	4 th March, 2013
Subject:	Locally Listed Buildings
Key Decision:	Yes (when considered by Cabinet because it affects two or more wards)
Responsible Officer:	Caroline Bruce, Corporate Director of Environment and Enterprise
Portfolio Holder:	Keith Ferry, Portfolio Holder for Planning and Regeneration
Exempt:	No
Decision subject to Call-in:	No
Enclosures:	Appendix 1: Public consultation responses over proposed Locally Listed Buildings Appendix 2: Buildings recommended for inclusion in Harrow's list of Locally Listed Buildings Appendix 3: Harrow's Updated List of Locally Listed Buildings

Section 1 – Summary and Recommendations

This report sets out the results of public consultation over the proposal to amend Harrow's list of Locally Listed Buildings.

Recommendations:

The Panel is requested to:

- a) Note the results of the public consultation carried out on the proposed amendments to Harrow's local list of buildings, provided at Appendix 1.
- b) Note the proposed 34 additions to the Local List as set out in Appendix 2 and the proposed de-listing of 75 Gordon Avenue and 31 Pinner Road.
- c) Recommend that Cabinet adopt the updated Local List as provided in Appendix 3.

Reason: (For recommendation)

1. To comply with the National Planning Policy Framework requirement that planning authorities ensure that they make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible.
2. Providing locally listed status to these buildings will help protect Harrow's local historic and architectural interest and assist the Council to meet its corporate priority that seeks to *build stronger communities*.

Section 2 – Report

Background

A Locally Listed Building is a building, structure or feature which is important in the local context due to its architectural or historic interest or its townscape/group value. They are important to our understanding of how Harrow came to be, and how different eras and styles of architecture combine to contribute to local character and distinctiveness. An up-to-date historic environment record underpins policy and planning decisions about heritage assets, including those classed as 'non designated' assets such as locally listed buildings.

At the request of the Panel, a report concerning Locally Listed buildings was prepared and presented to its meeting of 15 March 2011. Following the Panel's recommendation, the current list of Locally Listed Buildings was reviewed including an assessment of proposed additions to the Local List. This included a public consultation exercise involving an advert in the local paper and direct engagement with English Heritage and local groups. Assessments of proposed additions included site visits, gathering photographic evidence, and local history research. Each building was then subject to assessment against the Council's selection criteria for Local Listing, as set out in the Council's Unitary Development Plan. The criteria are broadly based upon those for statutory listing but with additional local considerations, such as the contribution made to the local environment and townscape, as follows:

- Architectural interest - including architectural design, decoration and craftsmanship;
- Townscape/Group value - including important contributions to unified architectural or historic groups, areas of planned townscape, or the local townscape;
- Historic interest - illustrating aspects of local/national social, economic, cultural or military history; and
- Close historical associations - with locally/nationally important people or events.

Consequently, the Panel recommended at its 4th October, 2012 meeting that 35 proposed additions be approved to Harrow's Local List and 2 buildings be approved for deletion from the list subject to further public consultation, the results of which are presented here for consideration.

Public Consultation

The re-consultation from 19th November, 2012-17th December, 2012 and 8th-29th January, 2013 entailed a letter in the local paper, writing to local groups and to the owners/occupiers of the buildings proposed for local listing. Responses are given in the table in appendix 1 with Council responses alongside.

In total 9 consultation responses were received. One requested the draft local list description for 16 Kerry Avenue, which was duly sent. Another outlined support for proposals to locally list the entrance gates, stone walling, pillars and decorative railings on Pinner Road. These remain as recommended locally listed buildings/structures within appendix 2. A representative of Harrow College, Brookshill outlined their support for the proposal to locally list this building but requested it be clarified that only the main school building was to be locally listed. The draft local list description has therefore been amended accordingly and is given within appendix 2. Similarly a heritage consultant on behalf of ColArt, the owners of the Winsor and Newton site, Whitefriars Avenue responded to state they do not contest the proposed local listing of the office and attached industrial buildings but requested factual

amendments to the local list description and amendments that clarify the considered architectural and historic significance of the buildings on the site. These requests for amendments are given in appendix 1. These amendments have been made and the draft local list description can be found in appendix 2.

A consultation response concerning Sans Souci, South View Road, Pinner raised concern that Local Listing would publicise the link between this house and its original construction for the Nazi ambassador to the UK in the 1930s/40s. This building is therefore no longer proposed for Local Listing.

Otherwise the consultation responses comprised three made by agents on behalf of the owner of Safari cinema, Station Road. One requested an extension of time for the consultation response and the subsequent two requesting that the property not be locally listed given: insufficient interest as little remains of its most interesting part (its frontage); lack of townscape merit given metal cladding concealing the original frontage; its poor condition and a given their concern about the effect that Local Listing would have on the need to redevelop the site in about five years when it is forecast that the current business will no longer be economically viable. An invitation for the Council's Conservation Team to view the interior accepted and conducted in January, 2013.

Each of their objections are fully addressed within appendix 1 and summarized as follows. The building meets criteria for Local Listing given its connection to F. E. Bromiege, an important cinema architect best known for his work in north west London bridging the extremes of Art Deco and Moderne styles. This trademark style and significance is clear in the original design of the Dominion's frontage which is wildly individualistic, streamlined and futuristic given its numerous alcoves with columns and curved windows. The interior and sides are relatively plain to provide a counterpoint to the frontage. It is acknowledged that the full extent of the frontage is unknown since the metal cladding (installed 1950s/1960s) means access is restricted and the condition of what remains, given the lack of maintenance and insertion of pipes, structural supports and air vents over the years, is such that repair and refurbishment is required to bring it back to its former glory. However, views from the street and from access points behind the cladding suggest much of the historic frontage remains as per historic photographs. Access inside the Gala Bingo within the old cinema building suggested at ground floor level also some of original frontage remains behind the otherwise modern brick frontage given the curves to the walls inside and original doors facing Station Road remain. The cinema has particular local interest as the Safari provides Harrow with a second example of Bromiege's work to complement the grade II* listed Grosvenor, in Pinner, the best known survivor of this architect's work.

It is acknowledged that currently the building is of little apparent townscape merit given the metal cladding but the historic frontage provides the potential for great enhancement. In terms of the potential for redevelopment, local listing would not restrict the use of the building since most uses could accommodate the existing frontage. The Council's stated aim in its Area Action Plan is to 'seek to realise any opportunity that emerges to remove the existing cladding from the Safari cinema building and restore the Art Deco

façade'. Local Listing would help to address this aim by again formally signalling the building's heritage value and, in conjunction with the Area Action Plan's stated goal, can be seen as an opportunity to gain support for proposals to redevelop the site as long as the distinctive frontage is refurbished. The Safari cinema is therefore recommended for local listing with an amended draft local list description to clarify that only the frontage is of importance. There were no other consultation responses.

Recommended Amendments to Harrow's Local List

In light of the public consultation results it is recommended that 34 buildings (as shown in appendix 2) be added to the Local List and 75 Gordon Avenue and 31 Pinner Road be de-listed.

The 2 removed entries are:

- Cumberland House, 75 Gordon Avenue, Stanmore (no longer merits listing); and
- 31 Pinner Road, Harrow (demolished).

The 34 new entries comprise all those listed in Appendix 2 so a selection of

- Street scene features namely: a Post Box, Harrow on the Hill; Finger posts, various locations; 2 Milestones, Uxbridge Road; Harrow Weald Recreational Ground Memorial Gateway; 3 Boundary Stones; Drinking fountain, Old Church Lane and Gate Piers at entrance to Park Drive; entrance gates and pillars to Pinner New Cemetery Pinner Road
- Schools: Heathfield School for Girls, Beaulieu Drive; Whitefriars First & Middle Schools, Whitefriars Drive, Wealdstone and Roxbourne First and Middle Schools, Torbay Road: Locally List and Harrow College, Brookshill, Harrow Weald, HA3 6RR
- Residential homes or part of them namely: Bentley Priory Manor House, 4 Orme Lodge, Gordon Avenue; Bernays Park Shelter; 22 and 24 Ashbourne Avenue, Harrow; Leaflands, South Hill Avenue: 52 and 54 Waxwell Lane; Herondale, 26 and 28 Gordon Avenue: 66 Hutton Lane; The Lodge, South View Road; Pinner; Lodge (660) Pinner Road and The Cottage and Spindle Cottage, Cuckoo Hill, Pinner
- Churches or chapels namely: St Michael and All Angels, Bishop Ken Road; St Andrew Roxbourne, Malvern Avenue; Chapel, Pinner Road
- Public Houses: the Case is Altered PH, Old Redding.
- Other buildings namely: Pinner Fire Station: Locally List along with rear Tower and Repair Workshops; Grave of Victoria Cross winner Leefe Robinson, 36 Bridge Street; The Air Raid Wardens' post, no. 21, in

Station Road, North Harrow; Underground Air Ministry Citadel (known as Station Z) within the grounds of the former Kodak Ltd site, Headstone Drive; Safari Cinema, Station Road; Winsor and Newton office and factory building, Whitefriars Avenue; West House, West End Lane, Pinner

Financial Implications

The cost of reviewing, consulting upon, and publishing Harrow's list of Locally Listed Buildings is fully met within the existing LDF budget for 2012/2013.

Risk Management Implications

Risk included on Directorate risk register? Yes

Separate risk register in place? Yes

Potential Risks	Commentary	Mitigation Measures
Additions to the local list negatively impact upon property values.	Property values are not of themselves a planning consideration.	Nevertheless, the publication of guidance as an SPD should reassure homeowners and others that sensitive extensions and alterations to locally listed buildings can be carried out.
Local listing leads to speculative demolition outside of conservation areas.	Local listing does not afford protection against the demolition of buildings outside of conservation areas,	Legal advice indicates that it is not possible to apply Article 4 direction controls to prevent demolition outside of conservation areas. However development plan policies may require the reinstatement of locally listed buildings where they have been speculatively demolished to enable redevelopment.

Equalities implications

Was an Equality Impact Assessment carried out? No

EqIA is not considered necessary in respect of the identification, assessment and listing of a building. Such an assessment is based on the architectural and historic merit of a building. Furthermore, the higher order UDP policy that contains the criteria against which building are assessed, has been the subject of an equalities impact assessment prior to adoption.

Corporate Priorities

The report incorporates the corporate priority concerning:

1. United and involved communities: A Council that listens and leads

The identification of buildings worthy of local listing will help maintain the unique historical local character of areas or neighbourhoods within Harrow which resident's cherish and value.

Section 3 - Statutory Officer Clearance

Name: Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 7 th February, 2013		
Name: Abiodun Kolawole	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 8 February 2013		

Section 4 - Contact Details and Background Papers

Contact: Lucy Haile, Principal Conservation Officer, 0208 736 6101

Background Papers: LDF Panel: 4th October 2012

<http://www.harrow.gov.uk/www2/mgChooseDocPack.aspx?ID=61135>;

and

Cabinet: 11th October 2012

[http://www.harrow.gov.uk/www2/ieListDocuments.aspx?CId=249&MId=61072
&Ver=4](http://www.harrow.gov.uk/www2/ieListDocuments.aspx?CId=249&MId=61072&Ver=4)