

# FAREHAM

## BOROUGH COUNCIL

### Report to the Executive for Decision 2 September 2013

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| <b>Portfolio:</b>           | Strategic Planning and Environment  |
| <b>Subject:</b>             | <b>Additions to the Council's Local List of Buildings of Special Architectural or Historic Interest</b> |
| <b>Report of:</b>           | Director of Planning and Environment  |
| <b>Strategy/Policy:</b>     | Fareham Borough Local Plan  |
| <b>Corporate Objective:</b> | Protecting and enhancing our environment  |

#### **Purpose:**

To recommend the following buildings for addition to the Council's Local List of Buildings of Special Architectural or Historic Interest and to report the outcome of consultation with owners/ occupiers of the buildings concerned:

1. The Parish Rooms, 217 Barnes Lane, Sarisbury;
2. The former Victorian school building, 216-220 Barnes Lane, Sarisbury;
3. 28 Osborn Road, Fareham;
4. 32 Osborn Road, Fareham;
5. 34 Osborn Road, Fareham Wallington;
6. 36 Osborn Road, Fareham;
7. 38 Osborn Road, Fareham;
8. Lowlands, 36 Wallington Shore Road;
9. 1 Church Road, Warsash, Former Gate Lodge to Hook Estate;
10. 37-41 High Street (The Square), Titchfield;
11. Former Theatre Building (1 Coach House Mews), South Street, Titchfield; and
12. The Parish Rooms, High Street, Titchfield.

#### **Executive summary:**

This report recommends the addition of the above buildings (1-12) to the Council's Local List of Buildings of Special Architectural or Historic Interest. The merits of the buildings are set out in Appendix A which identifies the architectural and historic interest that justifies their addition to the local list.

Although not offering the same weight of control as statutory protection, local listing does identify the building as a 'non designated heritage asset' of local importance to be considered in the light of saved Fareham Borough Local Plan Policy HE9 (Buildings of Local Architectural or Historic Interest) and future development management policies of the Local Plan in considering planning applications.

A period of consultation has been undertaken with owners and occupiers, three comments of support have been received with no objections. The comments received are set out in Appendix B with a suggested action where appropriate.

**Recommendation:**

That the results of the consultation are noted and that the above buildings are added to the Council's Local List of Buildings of Architectural or Historic Interest.

**Reason:**

The buildings have sufficient architectural and historic interest to merit inclusion.

**Cost of proposals:**

None.

**Appendix A:** Detailed assessment of buildings to be considered for addition to the Council's Local List of Buildings of Special Architectural or Historic Interest

**Appendix B:** Table of comments received resulting from consultation with owners and occupiers

**Background papers:** English Heritage correspondence relating to requests for addition of buildings to the Statutory List

# FAREHAM

## BOROUGH COUNCIL

### Executive Briefing Paper

**Date:** 2 September 2013

**Subject:** Additions to the Local List of Buildings of Special Architectural or Historic Interest

**Briefing by:** Director of Planning and Environment

**Portfolio:** Strategic Planning and Environment

#### INTRODUCTION

1. This Briefing Paper sets out the case for the inclusion of a number of buildings in the Borough to be added to the Council's Local List of Buildings of Special Architectural or Historic Interest. The list comprises the following buildings:
  1. The Parish Rooms, 217 Barnes Lane, Sarisbury;
  2. The former Victorian school building, 216-220 Barnes Lane, Sarisbury;
  3. 28 Osborn Road, Fareham;
  4. 32 Osborn Road, Fareham;
  5. 34 Osborn Road, Fareham Wallington;
  6. 36 Osborn Road, Fareham;
  7. 38 Osborn Road, Fareham;
  8. Lowlands, 36 Wallington Shore Road,;
  9. 1 Church Road, Warsash, Former Gate Lodge to Hook Estate;
  10. 37-41 High Street (The Square), Titchfield;
  11. Former Theatre Building (1 Coach House Mews), South Street, Titchfield;
  12. The Parish Rooms, High Street, Titchfield.
2. Appendix A sets out the architectural and historic interest of the buildings concerned including maps, photographs and descriptions of each building.
3. A bid to English Heritage to add 28 and 32 to 38 Osborn Road and 36 Wallington Shore Road to the Statutory List of Buildings of Special Architectural or Historic Interest was not successful. However whilst not of 'national interest' English Heritage considered that the buildings were of local interest. Some of the buildings in this paper were identified during public consultation on draft Conservation Area Character Assessment and Management Strategies, where there was general support for inclusion of the buildings.

## **PURPOSE AND MEANING OF LOCAL LISTING**

4. The Council's Local List of Buildings of Special Architectural or Historic Interest plays an important role in recognising the significance of heritage at the local level that does not have the required national interest to be included on the Statutory List of Buildings of Special Architectural or Historic Interest compiled by English Heritage.
5. Local listing does not offer the same extent and weight of control as statutory listing. For statutory listed buildings, which are categorised as Grade I, II\* and II, control is exercised through the Planning (Listed Buildings and Conservation Areas) Act 1990 and listed building consent is required for demolition and for any alteration that affects a building's architectural or historic interest. Listed buildings are defined as designated heritage assets in the National Planning Policy Framework (NPPF).
6. Buildings which are locally listed do not have statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. However they are recognised as having heritage significance and as heritage assets by the NPPF. Locally listed buildings are defined as 'non-designated heritage assets' in the NPPF and their status is a material consideration in the determination of planning applications. The NPPF sets out how local authorities should consider applications and the weight to be afforded to their protection, compared to listed buildings.
7. Through saved Fareham Borough Local Plan Policy HE9 (Buildings of Local Architectural or Historic Interest) and future development management policies<sup>1</sup>, the Council will seek to ensure that any alterations to them, or development that affects their settings that requires planning permission, will conserve their significance, including through use of appropriate materials and design. Additional control is afforded to those buildings that are within the boundary of a conservation area (which includes ten of the buildings the subject of this report). This includes control over their demolition and a duty to pay regard to the character, appearance and setting of the conservation area concerned.

## **LOCAL LISTING ASSESSMENT CRITERIA**

8. English Heritage guidance identifies a number of criteria that should be considered in assessing the heritage significance of a local building or structure. This includes the age and rarity of the building or structure, its aesthetic and or group value, any local historical, social or archaeological association. The assessments set out in Appendix A have taken these criteria into account where relevant.

## **CONSULTATION**

9. A period of consultation was undertaken with the owners and occupiers of the buildings concerned for a period of 21 days in July. This comprised the sending of an explanatory letter to all owners and occupiers of the buildings concerned explaining about local listing and including the written assessments of the buildings concerned. No objections to the proposals have been received. Three responses have been received in support of the addition of 216-218 Barnes Lane, Sarisbury, 36 Osborn Road, Fareham and 37 The Square, Titchfield.

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<sup>1</sup> Policy HE9 will be replaced by the Local Plan Part 2: Development Sites and Policies when adopted next year

10. A summary of the responses received is set out in Appendix B which includes a suggested response or action; where comments have provided additional information the building descriptions have been amended accordingly.
11. If the Executive resolves to include the buildings proposed on the Local List, officers will formally notify owners that their building has been added.

## **RISK ASSESSMENT**

12. Adding these buildings to the Local List of Buildings of Architectural or Historic Interest demonstrates the Council's commitment to its corporate objective of protecting and enhancing the environment. It also reflects support resulting from public consultation both in connection with conservation area character appraisals and specifically in relation to this report for recognition of buildings that have local heritage significance. Without Local List status, local plan policies which seek to protect their essential characteristics could not be given due weight.

## **FINANCIAL IMPLICATIONS**

13. There are no financial implications for the Council in adding buildings or structures to the Local List of Buildings of Architectural or Historic Interest.

## **CONCLUSION**

14. In light of the assessment of the buildings as set out in Appendix A, it is considered that they are of sufficient merit for addition to the Local List of Buildings of Architectural or Historic Interest.

### **Reference Papers:**

- i) English Heritage Good Practice Guide for Local Heritage Listing (May 2012);
- ii) Sarisbury Green Conservation Area Character Appraisal and Management Strategy;
- iii) Osborn Road Conservation Area Character Appraisal;
- iv) Titchfield Conservation Area Character Appraisal and Management Strategy.