



DEVELOPMENT CONTROL COMMITTEE

Date – 4th February 2010

Report of Head of Regeneration, Development and Delivery

Addition to the List of Buildings of Local Architectural and Historic Interest

1.0 PURPOSE OF REPORT

This report seeks approval from the Development Control Committee for the addition of Goscote Hospital (former Nurses accommodation block), Goscote Lane, Goscote, Walsall, to the List of Buildings of Local Architectural and Historic Interest (Local List).

2.0 RECOMMENDATIONS

- 2.1 Development Control Committee approve the addition of the retained section of Goscote Hospital to the List of Buildings of Local Architectural and Historic Interest (Local List).

3.0 FINANCIAL IMPLICATIONS

The addition of Goscote Hospital to the Local List does not have financial implications for the Council.

4.0 POLICY IMPLICATIONS

Adding new buildings to the local list is in line with Council policy and national planning guidance. The Unitary Development Plan policy ENV28, (adopted March 2005) states:

“The Council recognises that some buildings and areas are of local architectural and historic interest but do not benefit from protection under statutory controls. To this end, the Council will continue to compile, publish and update a List of Buildings of Local Architectural or Historic Interest (a ‘Local List’).”

5.0 LEGAL IMPLICATIONS

Local listing does not change any existing permitted development rights for a property but it is considered as a “material planning consideration” that can be considered as part of any planning application affecting the property. Subject to approval, the property owner will be advised of the local listing of property.

There is no right to appeal for Local Listing so the Council will not be open to legal challenge as the result of adding a building to the list.

6.0 EQUAL OPPORTUNITY IMPLICATIONS

Buildings of local architectural or historic interest are an amenity which may benefit all members of the public. Buildings are proposed for the local list based on their historical and architectural merit only regardless of their use or ownership.

7.0 ENVIRONMENTAL IMPACT

Buildings that meet the criteria for Local Listing contribute significantly to the environmental quality of Walsall.

8.0 WARD(S) AFFECTED

Blakenall

9.0 CONSULTEES

NHS Walsall (Estates & Facilities department) have been consulted as landowners.

10.0 CONTACT OFFICER

Ben Williscroft: 01922 652449

11.0 BACKGROUND PAPERS

None

Simon Tranter

Head of Regeneration – Development and Delivery
Regeneration & Performance Directorate.

12 BACKGROUND AND REPORT DETAIL

12.1 Policy and legislative background

(a) The Local List is a list of buildings within the Borough, considered by the Council as having historic and architectural value, but that are not Statutory Listed (recognised by the Government as nationally important). Local Listing is part of a raft of measures used to preserve and enhance the character of the Borough's historic built environment.

(b) Government advice to Local Planning Authorities on the care of the built heritage is stated in Planning Policy Guidance: Planning and the Historic Environment (PPG15). Paragraph 6.16 advises:

“Many buildings which are valued for their contribution to the local scene, or for local historical associations, will not merit Listing. It is open to Planning Authorities to draw up lists of locally important buildings, and to formulate local plan policies for their protection, through normal development procedures.”

(c) There are seven criteria for local listing which are published in the Council's adopted Unitary Development Plan (UDP) and are listed below. In order to be eligible for local listing a property must meet one or more of these criteria.

- Possessing special architectural or historic interest but not currently enjoying statutory Listed Building status.
- Definite and recognisable architectural interest (including originality of design or rarity as a type specimen).
- Relating to traditional or historic industrial processes surviving in a reasonably intact condition.
- Intact industrial history structures such as bridges.
- Buildings of character acting as landmarks in the townscape.
- Associated with unusual or significant historic events or containing features of definite antiquity (i.e. pre-1800).
- Good quality modern architecture.

(d) The objective of putting a building on the Local List is not to preserve it at any cost. However, when a planning application for works to a Local List building is submitted, more care and sensitivity to the building, its fabric and its location will be expected.

- (e) The extension of the local list forms part of the Council's wider heritage led regeneration proposals.

12.2 Goscote Hospital, Goscote Lane, Goscote, Walsall.

(a) Description for inclusion on the List of Buildings of Local Architectural and Historic Interest

Note: This is a description of the property for identification and information purposes only.

GOSCOTE ROAD

Goscote Hospital (former Nurses Accommodation Block)
Goscote, Walsall

Built 1928 in the Georgian Neo-Classical Revival style and set in attractive and spacious grounds with mature trees which contribute to its setting. The three storey building has had a varying medical related history. It opened in 1930 as an Isolation Unit for Infectious Diseases, especially in the treatment of tuberculosis. A pavilion was added in 1933 (now demolished due to storm damage) and an administration block in 1936. Became known as Goscote Hospital when the NHS was formed in 1948, but carried on specialising in treatments of TB until the 1970s. The building was then used for geriatric patients before finally becoming nurses accommodation in the 1990s. The building is built with red facing brick laid in a Flemish bond with a hipped slate roof and various limestone dressings. The windows are sashed in a typical Georgian style and have varying header treatments from decorative keystones, limestone lintels to segmented arches. The windows have a regular spacing giving it a formal, symmetrical and impressive appearance. The first floor and some of the second floor windows have been replaced in UPVC units but these do not detract from the overall form and interest of the building. Some of the ground floor windows have been blocked up. The right hand wing has bay window with Flemish gable decoration. The principal front entrance has semi-circular header, though has now been blocked in. The entrance on the left hand wing still has its doorway in-situ with timber double doors with a decorative fanlight, set and framed within a limestone doorcase. Single storey extension to rear, presumed to be the 1936 administration block.

- (b) Goscote Hospital (former Nurses Accommodation Block) meets the following criteria for local listing;
- Possessing special architectural or historic interest but not currently enjoying statutory Listed Building status.
 - Buildings of character acting as landmarks in the townscape.
 - Definite and recognisable architectural interest (including originality of design or rarity as a type specimen).

The built conservation section worked with the owners to retain and convert this building to office accommodation, where there was recognition of its local architectural and historic importance as part of previous planning applications.

12.3 Consultation

A letter from NHS Walsall (Estates and Facilities) submitted a letter dated 19th October 2009 where they have no objections to having the building locally listed. Consultation letters have also been submitted to the Conservation Champion (Cllr Andrew), Blakenall ward members and the Walsall Civic Society but no response was received from any of these.