



## **DEVELOPMENT CONTROL COMMITTEE**

Date – 31<sup>st</sup> March 2009

### **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 Old Bush Inn Public House, Walsall Road, Pelsall, 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 Black Horse Public House to the List of Buildings of Local Architectural and Historic Interest (Local List).

##### **3.0 FINANCIAL IMPLICATIONS**

The addition of the Old Bush Inn Public House 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**

Pelsall

**9.0 CONSULTEES**

Punch Taverns have been consulted as owners of the building. Other consultees have included Walsall Civic Society, Walsall CAMRA, Pelsall Heritage Group, Beth Jones (Pelsall & Rushall LNP) and Cllr Andrew (Conservation Champion).

**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 Old Bush Inn Public House, Walsall Road, Pelsall.**

### **(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.

#### **WALSALL ROAD**

Old Bush Inn Public House

Pelsall

Victorian Public House consisting of a two storey building consisting of three main sections. The building features as a prominent landmark, upon Pelsall Common. The largest principal 'L-shaped' section is the youngest, which dates circa 1890 that is of a symmetrical appearance with a slightly projected gabled central section. The two other sections are more modest in scale and in terms of architectural detailing, but are older, probably dating from the early Victorian period, though the internal structure of the building may date even earlier. Built in red brick which is painted on the front elevation with render to the side and rear elevations, with exception of the chimneys and one modern rear extension. Roof is tiled in slate to all sections, except for felt on the rear flat roofed extensions to the rear. The main central chimney survives in its original form and height, with three tiers, including the chimney to the middle section though the other two chimneys to the side have had their stacks shortened. Timber casement windows some of which are segmented headed. The front elevation has features of interest which include a timber canopy to main door entrance, a string course consisting of contrasting terracotta motif detailing and more terracotta and corbelling to the eaves. Some modern flat roof extensions have been erected to the rear which have little architectural and historic merit, but they don't interfere with the overall form and interest of the building.

- (b) The Old Bush Inn Public House 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).

## **12.3 Consultation**

A letter to Punch Taverns was submitted on 22<sup>nd</sup> January 2009 to request their views on the addition of the Old Bush Inn Public House to the Local List. No response was made. Other letters were sent to other interested parties, including Walsall Civic Society, Walsall CAMRA, Pelsall Heritage Group, Beth Jones on behalf of the Pelsall & Rushall LNP and Cllr Andrew in capacity of

the Council's Conservation Champion. The Council also made a press release on its website and was reported in the local press to invite views from the general public. An overwhelming response has been made in support for locally listing the building, including responses from Cllr Perry and Pelsall Heritage Group. Overall there has been four letters, one e:mail and a petition of 91 names all supporting the building's inclusion onto the list. All responses are available to view on file upon request.