



DEVELOPMENT CONTROL COMMITTEE

Date – 27th January 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 Black Horse Public House, Harden Road, Leamore, Bloxwich, 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 Black Horse 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

Blakenall

9.0 CONSULTEES

Planning consultants Tweedale have been consulted on behalf of the owners, Marstons Brewery.

10.0 CONTACT OFFICER

Ben Williscroft: 01922 652449

11.0 BACKGROUND PAPERS

None

S. Tranter

Head of Regeneration – Delivery and Development
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 Black Horse Public House, Harden Road, Leamore, Bloxwich.

(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.

HARDEN ROAD

Black Horse Public House

Bloxwich

Edwardian Public House, built circa 1900. Two storey building, built in red brick and render, with plain clay tiled roof. Features prominent turret feature on the corner roof of the building, which adds to its landmark presence, including prominent gables with mock timber detailing. Timber framed with plain leaded windows and bays. Various dentil features of interest which are located on the front timber door canopy and bay windows, as well as a string course which marks the transition from brickwork on the lower part of the building to render on the upper part and a string course to the chimneys.

- (b) It is considered that The Black Horse 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).

In addition, it is worth noting that this building is the only operating public house remaining in the centre of Leamore, and acts as a valued local service and resource, as well as the value of the building itself.

12.3 Consultation

A letter to Marston's Brewery was submitted on 3rd December 2008 to request their views on the addition of the Black Horse Public House to the Local List. Tweedale, who are planning consultants acting on behalf of Marston's Brewery wrote back to the authority on 19th December 2008 who have objected to the addition of this building to the List of Buildings of Local Architectural and Historic Interest (The Local List). They do however acknowledge that the building has a "*prominent corner location, might act as a landmark*".