



DEVELOPMENT CONTROL COMMITTEE

Date – 31st 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 11/11A Vicarage Place, 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 11/11A Vicarage Place to the List of Buildings of Local Architectural and Historic Interest (Local List).

3.0 FINANCIAL IMPLICATIONS

The addition of 11/11A Vicarage Place 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

St Matthew's

9.0 CONSULTEEES

The owners of the property have been consulted. A letter was also sent to the Walsall Civic Society.

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 11/11A Vicarage Place, 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.

VICARAGE PLACE
11/11A Vicarage Place
WALSALL

Early C19, two storey former. Flemish bond red brick with slate tiled roof. Windows, 6 over 6 sashes. Windows are dressed with capitals. Decorative door case, with columns either side and pediment. Modern replacement panelled front door. Insertion of timber shopfront to left hand side. Chimney stacks have been lowered in height with three modern pots per stack. Extension to the rear of the property in modest style with modern casement windows, probably former workshops due to the form of the window openings – a contrast to the more formal, domestic appearance of the front elevation. Extension has painted brick, roofed with plain clay tiles. Some remaining cast iron downpipes with two hoppers.

The building is of very similar age to that of neighbouring number 10 which should therefore be included in terms of group value.

- (b) 11/11A Vicarage Place 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 was sent to the owners on 29th December 2008 to request their views on the addition of their property to the Local List. No response was submitted.