

REPORT OF THE PORTFOLIO HOLDER FOR REGENERATION

TAMWORTH BUILDINGS OF SPECIAL LOCAL INTEREST (THE TAMWORTH LOCAL LIST)

EXEMPT INFORMATION

None

PURPOSE

To seek approval of the Tamworth Local List 2018 and to report the results of the public consultations and recommendations from the Local List Working Group.

RECOMMENDATIONS

That Cabinet resolves to approve the Tamworth Local List 2018 included in Appendix 1.

EXECUTIVE SUMMARY

In accordance with the forward plan, a review was undertaken of Tamworth's current Local List in 2017 as well as the consideration of a potential 5 new candidates. A local List Working Group consisting of elected members, officers, statutory consultees and local heritage groups/ community was formed to develop criteria against which each of the buildings were assessed. As a result, a total of 3 buildings are proposed to be removed from the local list and a total of 4 new properties added to the list. A fifth property, as shown in Appendix 2, was not considered worthy of inclusion in the list. The draft Local List 2018 was then consulted with the community for a period of 6 weeks with responses considered by the Local List Working Group. The final Local List 2018 is now before Cabinet in order to be adopted as the final version and supersede the current Local List.

OPTIONS CONSIDERED

It could be decided not to go through the process of formulating a new Local List. However, this would not be in accordance with government guidance which requests Local Authorities to review their heritage assets and the best interests of the historic assets which the Council aims to preserve and enhance, and consider as part of the planning process. The current Local List is relatively outdated and does not appear to have been developed in a consistent and systematic order as there are no defined criteria for adoption. This in itself dilutes the principle of having a local list which will be difficult to defend and justify on occasions where planning decisions are challenged.

RESOURCE IMPLICATIONS

The review and development of the Local List 2018 and consultation stages have been completed using existing budgets. There are no further resource implications as the document will be hosted on the Council's website.

LEGAL/RISK IMPLICATIONS BACKGROUND

Although heritage assets on the Local List are not statutory listed it, the list provides added significance to heritage assets as a material consideration in the planning process. Not updating the reviews of the Local List weakens the purpose of the designation of these Historic Assets, meaning that it becomes more difficult trying to utilise the significance of the Local List during the determination of a planning application and subsequent appeals.

SUSTAINABILITY IMPLICATIONS

Heritage assets are seen as a finite and diminishing resource and their retention and reuse constitutes sustainable development in line with the National Planning Policy Framework. The designation and revision of the Local List will assist in the conservation of historic assets.

BACKGROUND INFORMATION

For the past 15 years Tamworth Borough Council has maintained a list of building which it considers to have special architectural and historic interest. Any building on this list will be afforded additional consideration as part of a planning application as to whether any works affect the special local interest of the building.

There are no records on how the current Local List was devised, with buildings added throughout the years which have been based upon various criteria which were seen to be relevant at the time. Recently some Local Authorities have come under scrutiny by the Planning Inspectorate with regards to planning applications involving Locally Listed buildings, some of which contain no information as to why they are of special interest, or may no longer have special local interest.

It is for this reason that TBC felt that the current Local List should be reviewed and updated with agreed criteria which will add strength to the reasoning for each individual building for its inclusion on the Local List. A Local List Working Group was then formed which contained 2 x TBC elected members, and representatives of Tamworth Civic Society, local resident historian, Historic England, Tamworth Conservation Officer, Tamworth Planning Policy Officer, and the County Archaeologist.

The Local List Working Group is a non-decision making body who is tasked with developing criteria to assess the locally listed buildings that is based upon relevant guidance; reviewing the responses made; and being a forum for discussion regarding the Local List. Recommendations from the Local List Working group were then incorporated into the latest Draft Document which is included in Appendix 1. It is anticipated that the Local List Working Group will meet once a year to discuss new potential candidates and report to Cabinet when necessary.

Consultation

During March/April 2017, a consultation was held to invite the community to nominate buildings that could potentially be added to the Local List. The following methods were chosen

- Advertisement on front page of the website and a dedicated webpage in the conservation section;
- Letters/ emails to local heritage groups;
- Officers available for assistance with enquiries regarding the consultation
- Emails to people on the Planning Policy Consultation database (445 emails);
- Emails to interested people on Tamworth's Citizen Panel Consultation database (approx. 350 emails);
- Letters to owners and tenants of existing locally listed buildings
- Emails to the statutory consultees and neighbouring councils.

After the consultation, a total of 5 additional buildings were selected to review for their

potential to be added to the Local List.

A second consultation was held during October/ November 2017 of the Draft Local List. Consultation was undertaken as per above, with additional letters sent out to occupants of buildings which were considered as potential candidates for the Local List. Responses which were received are as follows:

- Canals and Rivers Trust

The Trust have considered the reasoning for the retention of Top & Bottom Lock Cottages, the inclusion of the walls fronting the canal at 14 and 16 Barlow Avenue, Glascote and the deletion of 3-9 Dog Lane, Amington, and support the decisions made.

- Inland Waterways Association

We support the separate listing of the 2 lock cottages at Glascote (084 & 085), although we note that you have not included their respective lock chambers which we suggested on the nomination forms submitted with our response of 30/5/2017.

We also note and support the proposed addition of 2 sections of brick canal boundary walls at Glascote Locks (093) which contribute to the overall heritage interest of the canal lock flight.

- Resident's Responses

Support the retention of 078 Holy Trinity Sunday School on the list.

Having discussed the responses at the Local List Working Group, it was noted that the canal lock chamber would be further reviewed with the annual review.

Results of the Review

As a result of the review, the following three buildings were no longer considered to be suitable inclusions on the local list 2018:

- 63 Church Street, Tamworth;
- 3-9 Dog Lane, Amington; and
- 320 Main Road, Glascote

An assessment of the 5 potential candidates saw the following 4 buildings which are considered to be of enough special local interest to be included on the list:

- Bolehall Manor Club, Amington Road, Tamworth;
- Coventry Canal Walls, Glascote; and
- Pretty Pigs Public House, Shuttington Road, Alvecote
- Bole Hall House, Amington Road, Tamworth

The assessments for each of the above sites are given in the documents at Appendix 1.

REPORT AUTHOR

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LIST OF BACKGROUND PAPERS

APPENDICES

Appendix 1: Tamworth Local List 2018 with Full Assessments;
Appendix 2: Sites not taken forward.

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