

Notice of KEY Executive Decision

Subject Heading:	Publish new Havering Local Heritage List
Decision Maker:	Helen Oakerbee, Director of Planning and Public Protection
Cabinet Member:	Councillor Williamson, Cabinet Member for Regeneration
ELT Lead:	Neil Stubbings
Report Author and contact details:	Cara Collier, 01708434083, cara.collier@havering.gov.uk
Policy context:	National Planning Policy Framework (2023)
Financial summary:	There is an estimated £300 cost of printing related to this decision.
Reason decision is Key	The decision would have significant effect on two or more Wards
Date notice given of intended decision:	12 th June 2024
Relevant Overview & Scrutiny Committee:	Places
Is it an urgent decision?	No
Is this decision exempt from being called-in?	No

The subject matter of this report deals with the following Council Objectives

People - Supporting our residents to stay safe and well

Place - A great place to live, work and enjoy (X)

Key Executive Decision

Resources - Enabling a resident-focused and resilient Council

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

This report seeks approval to adopt and publish Havering's Local Heritage List.

What is a Local List?

Local heritage listing is intended to highlight heritage assets which are of local heritage interest in order to ensure that they are given due consideration when change is being proposed to the assets or the built environment in which they are located.

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites (NPPF, para 189).

A Local Heritage List (or "Local List") is a means for communities and local planning authorities to identify heritage assets that are valued as distinctive elements of the local historic environment. It provides clarity on the location of assets and what it is about them that is significant, helping to ensure that planning policy and individual decisions on planning applications properly takes account of the desirability of their conservation. Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is a material consideration when determining the outcome of a planning application.

Consultation on the Local List

Consultation on draft criteria took place from 29th June 2023 to 10th August 2023. This consultation asked residents for their input on how we should assess sites for inclusion on the Local List. Previously, no criteria was in place for Havering's Local List. Introducing criteria is in line with Historic England advice, and makes Havering's Local List evidenced and robust.

The new Local List criteria was approved on 20th September 2023.

Following this, a nominations consultation took place from Thursday 21st September to Thursday 21st December 2023, where residents could submit sites they thought should be added to Havering's Local List. The Council received 138 nominations.

An initial assessment removed nominations that were already protected assets, assets put forward multiple times, and assets that had no historical interest. This left 62 assets to be fully assessed using the new criteria and pro-forma.

Of these, 29 assets were not recommended for addition to the list after a full assessment (see appendix 2), and 33 assets were recommended for inclusion in the new Local List.

The new additions to the Local List are list below;

1. Cattle Bridge between Woodhall Crescent and Burnway, Emerson Park, RM11 3NZ
2. The Exchange, Hornchurch, 107 Butt Green Road, RM11 2LD
3. RAF Hornchurch Heritage Centre, 119 - 121 Suttons Lane, RM12 6RU

Key Executive Decision

4. Raphael's Park, Romford, RM2 5EB
5. 54 Parkway, Romford, RM2 5PA
6. 1 Meadway, Romford, RM2 5NU
7. 31 Reed Pond Walk, Romford, RM2 5PH
8. 36 Meadway, Romford, RM2 5NU
9. The Bell and Gate, 248 Collier Row Lane, Romford, RM5 3JB
10. Rainham Village Primary School and Nursery, 119 Upminster Rd, RM13 9AA
11. Barn and farmhouse at Rainham Lodge Farm, Berwick Pond Road, RM14 2XS
12. The Albion Public House and Moated Site, 2 Rainham Road, RM13 8SS
13. Matlock House, 89 Mawney Road, RM7 7HX
14. Triumphant Chapel (formerly Church of St John), Mawney Road and Pretoria Road, RM7 7BH
15. Gidea Park Preparatory School and Nursery (Balgores House), 2 Balgores Lane, RM2 5JR
16. 1-6 and 7-12 Hare Hall Lane, RM2 6BD
17. Former Park Lane School, Park Lane, Hornchurch, RM11 1BD
18. Parish Church of St Alban Protomartyr, King's Road, Romford, RM1 2SS
19. 20-28 Princes Road, Romford, RM1 2SR
20. 46-62 Princes Road, Romford, RM1 2SP
21. 17-23 Princes Road, Romford, RM1 2SR
22. 3 King's Road, Romford, RM1 2ST
23. 14 King's Road, Romford, RM1 2ST
24. Jack Cornwell Cottages, 114-124 Station Lane, Hornchurch, RM12 6LX
25. Taxi Offices outside Hornchurch Station, 170 Station Lane, RM12 6LS
26. 25-35 High Street, Romford, RM1 1JL
27. 9 Market Place (HSBC), Romford, RM1 3AF
28. 28 Market Place (Savers), Romford, RM1 3ER
29. 10 Gilbert Rd, Romford, RM1 3BX
30. 64 South Street, Romford, RM1 1RB
31. Trinity United Reformed Church, 29 Station Road, Upminster, RM14 2SJ
32. Exchange House, 180-182 St Marys Lane, Upminster, RM14 3BT
33. Byron Parade, 1-31 Corbets Tey Road, Upminster, RM14 2AP

Current entries on the Local List were also assessed against the new criteria. From this assessment, 13 sites have been removed from the Local List. For the full assessments of the assets removed from the list, see appendix 3.

Overall, Havering's Local Heritage List now has 182 assets.

Updating the Local List

There is no defined way that authorities must review their Local Lists and subsequent nominations that are suggested by the community outside of formal nomination periods.

It is suggested that a review of nominations takes place every three years at a minimum. If the number of assets nominated exceeds 10, a formal review of them will take place. If the number is below 10, they will roll over to the next assessment year.

The assets will be assessed against the adopted criteria to determine if they should be added to the list.

Key Executive Decision

Protection of Locally Listed Assets

Being on the Local List is a material consideration in planning decisions and therefore provides protection to local assets. Officers are considering ways to further protect assets on the Local List, such as an article 4 direction.

Recommendation

It is recommended that

1. The updates to Havering's Local Heritage List, as detailed in this report, are approved and adopted; and
2. A copy of the updated Local Heritage List (appendix 1 of this report), is published on the Council's website

AUTHORITY UNDER WHICH DECISION IS MADE

3.8.4 ASSISTANT DIRECTOR PLANNING

Planning

1. To deal with planning related matters in the following parts of the Constitution:
 - a) part 3 section 4: functions not to be the responsibility of the Executive;
 - b) part 3, section 5: local choice functions; and
 - c) part 3 section 6: proper officer functions,

STATEMENT OF THE REASONS FOR THE DECISION

The NPPF states that "Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future." (NPPF, para 192).

The current Local Heritage List is out of date (2014) and not based on agreed criteria. The new Local List criteria, approved in 2023, was the first step in ensuring that the Council has a robust, evidenced and up-to-date Local List. Now nominations have been received and assessed, and the current Local List also updated against this new

Key Executive Decision

criteria, the new Local List should be approved so it can protect heritage assets and be used in planning decisions.

OTHER OPTIONS CONSIDERED AND REJECTED

Other options considered;

Don't adopt and publish the new Local List. This option was rejected as the local heritage list needs to be updated to help protect local heritage assets and to provide up-to-date heritage evidence for the Local Plan review, as required in the NPPF. All work has been completed to update Havering's Local List. To move forward, and to protect the assets identified by the new Local List, it needs to be approved and published.

PRE-DECISION CONSULTATION

Consultation on the Local List criteria took place from 29th June 2023 to 10th August 2023.

Consultation on the Local List nominations took place from Thursday 21st September to Thursday 21st December 2023.

These consultations have fed into the updated Local List.

The lead member for housing and regeneration, Councillor Williamson, has also been consulted on the progression of the Local List.

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Cara Collier

Designation: Planning Policy Officer

Signature:

C. Collier

Date: 22-07-2024

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The Local List is a non-statutory list of buildings compiled by the Council.

The National Planning Policy Framework states that “Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.”

The Government’s Planning Practice Guidance advises that plan making bodies such as local planning authorities should make up to date information on non-designated heritage assets accessible to the public. Local planning authorities are recommended to keep a local list of non-designated heritage assets to provide greater clarity and certainty for owners, developers and decision-makers.

By adopting and publishing the updated Local List, heritage assets on the list will be protected.

FINANCIAL IMPLICATIONS AND RISKS

There is an estimated £300 printing cost associated with the adoption and publication of the local list. Letters will be sent to all assets included on the Local List to inform them of their designation.

This will be funded through the existing Local Plan budget.

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

There is no Human Resources implications of the proposed decision.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have ‘due regard’ to:

Key Executive Decision

- (i) The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) The need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) Foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are age, disability, gender reassignment, marriage and civil partnerships, pregnancy and maternity, race, religion or belief, sex/gender, and sexual orientation.

The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

An Equalities Assessment is not considered necessary as there are no equalities and social inclusion implications arising directly from the adoption and publication of the Local Heritage List.

HEALTH AND WELLBEING IMPLICATIONS AND RISKS

There are no health and wellbeing implications from this decision.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

There are no environmental or climate change impacts from this decision. The recommendations made in this report do not appear to conflict with the Council's policy on Environmental and Climate implications.

BACKGROUND PAPERS

None

APPENDICES

- Appendix 1 – Havering's Local Heritage List
- Appendix 2 – Havering's Local Heritage List (rejected nominations)
- Appendix 3 - Havering's Local Heritage List (proposed removals)

Key Executive Decision

Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Details of decision maker

Signed 

Name: Helen Oakerbee, Director of Planning and Public Protection

Date: 22 August 2024

Lodging this notice

The signed decision notice must be delivered to Committee Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on _____

Signed _____