

13 April 2015

Report of	Head of Commercial Services	Author	Beverley McClean 01206 282480
Title	Colchester Local List		
Wards affected	Urban Colchester wards, Wivenhoe Quay and Wivenhoe Cross		

**The Local Plan Committee is asked to agree the proposed amendments to the adopted Colchester Local List**

## 1. Decision(s) Required

- 1.1 The Committee is asked to agree the proposed amendments to the adopted Colchester Local List.

## 2. Reasons for Decision

- 2.1 The Local List for Colchester includes buildings, architectural features and historic assets that, while not of national significance, are considered to be locally significant for their architectural or historic value. It is not a static list and will change over time in response to planning decisions or as a result of new buildings being proposed for inclusion on it. When the Local List for Colchester was approved by the Local Development Framework Committee in December 2011, it was agreed that it would be reviewed annually.
- 2.2 Procedures for amending Colchester's Local List were agreed at the Local Plan Committee on 28 January 2013. The Local List which covers both urban Colchester and Wivenhoe is now due for its 3<sup>rd</sup> review. A number of amendments have been put forward and the committee is being asked to review and agree the suggested changes.

## 3. Alternative Options

- 3.1 The alternative option is to not review the Local List. Without a regular review, the information on the Local List would become out of date and inaccurate. The inclusion of a heritage asset on the Local List is a material consideration when determining planning applications affecting them. The lack of a properly maintained Local List would reduce the Council's ability to make informed decisions when assessing development proposals affecting buildings or historic assets that are architecturally or historically significant in the Borough. This in turn would make the conservation of these buildings and assets more difficult.

## 4. Supporting Information

- 4.1 National Planning Policy Framework (paragraph 129) states that Local Authorities should identify and assess the significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of available evidence and any necessary expertise. This includes buildings or assets that are locally listed.

- 4.2 A Local List is essentially a list of heritage assets that although not suitable for designation as Listed Buildings are considered historically or architecturally important at a local level. The List can include a range of historic assets including individual buildings or whole streetscapes. It can also include individual features on buildings such as railings, lamp posts or post boxes as well as locally valued archaeological features i.e. crop marks. The important factor is that the assets included on the Local List are of historic interest locally and/or make a significant contribution to the character and setting of the area in which they are located and are valued by the local community. Inclusion on a Local List is a material consideration when planning applications affecting such buildings or features are being considered. Similarly, Planning Inspectors will have due regard for buildings or assets on a Local List as part of appeals as in the case of the Bovis Homes challenge on part of the Calvary Barrack site.
- 4.3 Colchester Borough Council set out their intention to prepare and adopt a Local List in Development Policy DP14 (Historic Environment Assets). The first List for Colchester was adopted by the Local Development Framework (LDF) Committee in December 2011.
- 4.4 A survey of the built historic assets in and around urban Colchester resulted in 665 buildings/features being identified for inclusion on the draft Local List. A further 76 assets were added to the Local List following approval of buildings and assets in Wivenhoe in March 2012. All references to the Colchester Local List include the Wivenhoe information too and in 2014 there were 742 buildings/assets on the Colchester Local List. If the current changes are approved, the total number of buildings and assets will be 744. .
- 4.5 The original Colchester Local List information is stored on the Colchester's Historic Buildings Forum website ([www.colchesterhistoricbuildingsforum.org.uk](http://www.colchesterhistoricbuildingsforum.org.uk)) and on the Council's C-MAP system.  
<https://stratus.pbondemand.eu/connect/colchesterborough/?mapcfg=planningservices>  
The approved changes will be added to the existing Local List information on Colchester Borough Council's C-MAP system and to the Civica database.

## **5. Proposals**

### **5.1 2014/2015 Review**

In January 2015, a press release was issued inviting members of the public and local groups to nominate buildings or historic/architectural features for consideration for either inclusion or removal from Colchester's Local List. The Spatial Policy team also consulted colleagues in Development Management to gather information about any planning applications that had resulted in the loss of or alteration of buildings or historic/architectural features on the Local List. Representatives from the Colchester Historic Buildings Forum, who drew up the original Local List, were also consulted for advice.

- 5.2 In response to the press release and internal consultation a total of 8 changes have been proposed to the Local List which are detailed below. Seven buildings/assets were proposed for inclusion and one for removal. The five proposed changes to the list are detailed in the table. Three proposals will not be taken forward for the following reasons;

- The Hyams One Factory building is already on the Local List.
- 17 North Hill is a Grade II Listed Building and has higher protection under this designation than that afforded through inclusion on the Local List.

- 11 Glen Avenue currently has no formal protection and is scheduled for demolition as part of a redevelopment scheme.

For the reasons stated these buildings have therefore not been given any further consideration in the context of the Local List review.

5.3 Table 1 below includes the proposed changes to the Local List in more detail.

Building/asset	Action	Information
Ballast Quay Road	No change to Local List – Highways are not considered to meet the criteria for inclusion on the Local List. Also It is not included on the Protected Lanes Inventory of Historic Lanes. The protection of this road should be considered through an alternative mechanism such as the Wivenhoe Neighbourhood Plan.	Ballast Quay Road originated around the C18 as a private road, originally quite separate from the rest of the local road system, for use by carts carrying gravel from the Ballast Pits to the Ballast Quay for ships returning home from Wivenhoe empty (mainly coal ships to the north east). In the 1860s the new model farm buildings of Ballast Quay Farm were erected to the south of it, including Ballast Quay House (both locally listed separately); these still form the principal backdrop today. With the tree / hedge growth that occurred over the subsequent period it had by the C20 become an attractive unsurfaced ‘green lane’ which today still provides an attractive and unspoilt off-road corridor leading directly from the heart of Wivenhoe village into the adjoining countryside, without passing through C20 developments.
The Lighting Shop, 61- 65 North Station Road	Add to Local List	Designed by Architects Goodey & Cressall in 1924, who also designed the similar (already locally listed) 23 Drury Road in 1926. This is a single storey building designed to provide three shop units for the Colchester Co-Operative Society, for grocery, confectionary and butchery. The front façade is clad in creamy coloured faience, mimicking stone. The pilasters have art-deco enrichment, matching the original shopfront which survives intact. The inset entrance doors with their canted flank walls give additional interest to the shopfront. The large fascia signage area is currently covered with an unsympathetic plastic sign but the surround appears to be partially present behind. It is unlikely that the original raised lettering or divisions across the fascia survive but the building is nevertheless well preserved and its quality is worthy of recognition.
17-19 Honywood	Add to Local list	Both these unique semi-detached Edwardian houses were designed by the leading Colchester architect Edward Ernest May (1858-1938), who was a member of the Arts

		and Craft Movement, which evolved between 1860 and 1910. This pair of semi-detached villas was ordered to be built by William Claridge for his daughters in 1908. Claridge had a coach and saddle store where Red Lion book shop is at 125 High Street Colchester. "No 125 High Street was the premises of W Claridge & Co., Wholesale and Retail Saddlers and Saddlers' Ironmongers, in 1888-1890. 17 and 19 Honeywood Road were designed by architect E E May, who also designed the High School on Wellesley Road Colchester (James Bettley and Nikolaus Pevsner, Essex, p. 279). The houses were built by Builder, R. Beaumont.
Nurse Home plus extension, courtyard and iron gates, balconies and front door (County Hospital, Lexden Road)	Add to Local List	The Nurses' Home was built was built in 1897 (Queen Victoria Diamond Jubilee Fun and extended in 1932 in the Art Deco style including the Oxford Road main entrance, with its wrought iron gate and matching the balconies. The extension was built (eventually, when money was available) as a local World War 1 memorial. The nurses' home and the extension are attached and form a single unit. The proposal includes adding the whole of the nurses' home including the Oxford Road entrance gate, courtyard and front door onto the Local List.
William and Griffin	Remove from Local List	Building façade altered as part of wider redevelopment plans.

- 5.4 The committee is asked to review and agree the above proposed changes to Colchester's Local List. This would involve the removal of 1 building from the current Local List which has been altered as a result of wider approved redevelopment plans and the addition of 3 new buildings to the Local List. 4 of the proposals have not been accepted under this review because the building/assets are either nationally listed or already on the Local List, are planned for demolition or are not considered suitable for inclusion on the Local List.
- 5.5 The approved changes will be added to the existing Local List information on Colchester Borough Council's C-MAP system and Civica database. The Local List will next be reviewed in March 2016.

## 6. Strategic Plan References

- 6.1 The Local List provides evidence to help the Council deliver its strategic priorities to make more of Colchester's great heritage and culture so that people can enjoy them and draw inspiration for their creative talents, promote Colchester to attract further inward investment and additional businesses, providing greater and more diverse employment and tourism opportunities, promote Colchester's heritage and wide ranging tourism attractions to enhance our reputation as a destination and make Colchester confident

about its own abilities, to compete with the best of the towns in the region to generate a sense of pride.

## **7. Consultation**

- 7.1 All those who proposed additions or deletions to and from the Colchester Local List will be notified of the decision of the committee.

## **8.0 Publicity Considerations**

- 8.1 None

## **9. Financial Implications**

- 9.1 None

## **10. Equality, Diversity and Human Rights implications**

- 10.1 An Equality Impact Assessment has been prepared for the Local Development Framework and is available to view by clicking on this link:-  
<http://www.colchester.gov.uk/article/4962/Strategic-Policy-and-Regeneration>  
Or go to the Colchester Borough Council website [www.colchester.gov.uk](http://www.colchester.gov.uk) and follow the pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Equality and Diversity > Equality Impact Assessments > Strategic Policy and Regeneration and select Local Development Framework from the Strategic Planning and Research section.

- 10.2 There are no particular Human Rights implications.

## **11. Community Safety Implications**

- 11.1 None.

## **12. Health and Safety Implications**

- 12.1 None

## **13. Risk Management Implications**

- 13.1 Reviewing the Local List will help ensure that planning decisions are based on the most current built heritage data available for the Borough. This will help ensure that locally important or distinctive buildings and historic assets are better protected for the future.