

Local List of Buildings of Architectural or Historic Significance SPD

Please note that this document was adopted on 6 December 2006 and some references to planning policy and guidance are therefore out of date.

The statement in paragraph 5.2 of this document that *'Proposals for demolition will be assessed against the same criteria as listed buildings as contained in PPG 15 paragraphs 3.16 to 3.19'* is no longer relevant as this Government policy document is no longer extant. All proposals for demolition of locally listed buildings will be assessed against current national and local planning policy and guidance.

The 'Online Local List' is no longer available to view on the Council's website. To find out if a building is included on the local list, please consult Part B of this document.

If you have any queries please email: spatial.planning@croydon.gov.uk



**LOCAL LIST OF BUILDINGS OF
ARCHITECTURAL OR HISTORIC INTEREST**
Supplementary Planning Document No. 1



This Supplementary Planning Document
can be made available in large print or
other format / language accessible to you.

Please contact the Urban Design Team on
020 8686 4433 ext 61980

urbandesign@croydon.gov.uk

This guidance is non-statutory planning guidance which supplements the policies of the Unitary Development Plan (UDP), adopted on 13th July 2006, and sets out the Council's policies and proposals for the development and use of land in the Borough.

The Government advises that supplementary planning guidance may be taken into account as a material consideration, the weight accorded to it being increased if it has been prepared in consultation with the public and has been the subject of a Council Resolution. This document has undergone public consultation and was adopted by the Council at its UDP Cabinet Committee on 6th December 2006.

This SPD supplements Strategic Policies (SP3, 4) and Urban Conservation and Archaeology Policy (UC9).

LOCAL LIST OF BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST

Supplementary Planning Document No. 1

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Background

The quality of the built environment is determined by more than Listed Buildings and Conservation Areas and although these are undeniably of vital importance and contribute significantly to the unique character of our area, it is the larger number of unlisted historic and architecturally accomplished buildings that reinforces local distinctiveness and a sense of place.

Heritage Protection Review

The Government is currently reassessing their policies on the protection of the built environment and one of the core proposals of the Heritage Protection Review is a new unified Register of Historic Sites and Buildings of England (RHSBE). The 'main section' compiled by English Heritage will include nationally significant heritage assets, incorporating all existing listed, scheduled and registered assets and World Heritage Sites. The 'local' section compiled by Local Authorities will include Conservation Areas and other local designations such as Local Lists.

Following their publication *Heritage Counts 2006*, English Heritage has recently insisted that greater use of Local Lists by Local Authorities is required in order to help protect locally significant buildings.

The Local List is intended to recognise these buildings so that they can be properly considered when development proposals are submitted to the Council. Although no additional statutory protection is imposed on Locally Listed Buildings, Council policy encourages their retention and expects all proposals for alterations and extensions to be sympathetic to the building's architectural character.

An aerial photograph of a cityscape. The central focus is a tall, white, tiered skyscraper with many windows, illuminated by the sun. Surrounding it are various other buildings, including a large brick building in the foreground and several smaller residential or commercial buildings. The background shows a dense urban area with many houses and trees under a clear sky.

The key objectives of this document are...

1. To provide an explanation of the purpose of the Local List of Buildings of Architectural or Historic Interest;
2. To address key issues arising from buildings being included on the List; and
3. To promote awareness of architecture and the historic environment

1 Introduction



Georgian Court, Cross Road, Addiscombe



1414-1426 London Road, Norbury



190 Wickham Road, Heathfield



South Croydon United Church, Aberdeen Road, Fairfield

- 1.1** This Supplementary Planning Document (SPD) is intended to be a resource for Council Officers, private developers and any person interested in the heritage of the borough.
- 1.2** SPDs form part of the Local Development Framework (LDF). They are produced to provide additional information or clarification of Unitary Development Plan (UDP) policies. SPDs do not carry as much weight as Development Plan Documents but can be used as a material consideration in assessing planning applications.
- 1.3** The Council has produced this draft SPD of Croydon's Local List of Buildings of Architectural or Historic Interest. This document aims to elaborate on the policies set out in the Croydon Plan and includes the list of buildings itself which previously formed an appendix of the UDP. Whilst policies on Locally Listed buildings have been retained in the newly adopted UDP, the Council has decided to remove the list itself from the UDP altogether and publish it as a separate document (SPD). This will allow for more frequent revision of the list in response to continuously changing circumstances.
- 1.4** The Council will regularly review and consult on the Local List to ensure that it reflects the diversity and history of Croydon's built environment.
- 1.5** Croydon has a rich and varied heritage which is reflected in the buildings and landscapes which make up the borough. To recognise this locally distinctive heritage, the Council has drawn up this List, through public consultation.

2 The Statutory List



377 Wickham Road, Shirley

2.1 The Local List stands in addition to the Statutory List which is compiled by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990, on advice from English Heritage.



The Red Deer PH, Brighton Road, Croham

2.2 The Statutory List comprises buildings and features of national significance which are given special protection against inappropriate alteration and demolition. This ensures that the best of our architectural heritage is protected in the national public interest.



20 Outram Road, Addiscombe

2.3 The Local List is a list of buildings and structures within Croydon, considered by the public and the Council as having special local architectural or historic interest. They are considered to be of significance to the local community and to contribute to the environmental and cultural heritage of the borough. Although not of national importance required to merit statutory listing, their local value deserves preservation.



49 Croham Road, Croham

3 Policy Context



40 Eden Road, Fairfield

Milestone, Brighton Road, Coulsdon West



3.1 In order to offer some degree of protection to these buildings and features which are only of local interest, the Government's advice to Local Planning Authorities is stated in Planning Policy Guidance 15: Planning and the Historic Environment (PPG15). This advises:

“ Many buildings which are valued for their contribution to the local scene, or for local historical importance, 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. ”



45 Brancaster Lane, Purley

3.2 Therefore the Local List is designed to identify these buildings and features and offer them a level of protection against demolition or undesirable alteration.

3.3 A Local List can be effective in preventing damaging development and is a useful tool in improving the image and status of the borough regionally or nationally through recognition of its cultural assets.



Bensham Manor School, Ecclesbourne Road, Bensham Manor

3.4 Owners and occupiers that take pride in their Locally Listed properties and engage in their conservation and maintenance will benefit future generations.

4 Criteria for Selection

4.1 UDP Extract

Buildings on the Local List

UC9 In considering schemes affecting buildings on the Local List, which do not enjoy the full protection of statutory listing, substantial weight will be given to the benefit of protecting and conserving the particular interest that accounts for their designation.

5.33 There are a large number of individual buildings or groups of buildings, throughout the Borough that, although not of sufficient quality to warrant statutory listing, are worthy of inclusion on the Local List. All locally listed buildings should satisfy at least two of the following criteria:

- ***Authenticity: Buildings and groups selected for the local list should be substantially unaltered and retain the majority of their original features;***
- ***Architectural significance: Buildings which are of good architectural quality or are good examples of a particular building type;***
- ***Historical significance: Buildings which represent specific architectural and social building periods or which are associated with, local historical events, the development of Croydon, well known people or noted designers;***
- ***Technical significance: Buildings that display exceptional innovation and craftsmanship;***
- ***Townscape Value: Buildings and/or groups of buildings which due to their form, massing, appearance and positive role in the streetscene, such as key corner buildings, local landmarks, uniformly designed terraces.***

5.34 Although these buildings lack the protection afforded by statutory listing the Council acknowledges their value in terms of design, interest or townscape value. In order to enable the Council to keep the list under review and either add or delete buildings to it at more regular intervals; the list now forms the basis for separate supplementary planning guidance. From time to time the Council will refer Local List buildings that it finds to be of greater quality to the Department of Culture, Media and Sport so that consideration can be given to whether they should be statutorily listed. It should be noted that the reference to buildings also includes structures such as milestones, horse troughs and post boxes.

5.35 The Council will endeavour to protect buildings on the local list, because their

loss would be detrimental to the appearance, character and townscape quality of the borough. Where demolition is proposed, it should be demonstrated that all reasonable attempts have been made to retain the building. Where retention proves impractical, the Council will require that a photographic record of the building is made prior to demolition and submitted to the Council for record purposes.

5.36 In addition to the intrinsic qualities of buildings on the local list, their setting may also enhance the appearance of the building. The Council will consequently seek to protect the character and setting of such buildings

- 4.2 The list includes landmarks and buildings noted for their authenticity, architectural or technical significance, historical association or townscape value.
- 4.3 The List will only include those buildings of genuine special local interest or significance and is not to be used as a tool for preventing development. It will not be applied to every building or feature in a particular area as there are more appropriate tools for this level of conservation i.e. Local Areas of Special Character (LASC) or Conservation Areas. Buildings and features already protected by the Statutory List will not be included.

St Joseph's College, Beulah Hill,



5 The Implications of Local Listing



Westow Park Arch, Church Road, South Norwood



Selsdon Park Hotel, Addington Road, Selsdon and Ballards



154 Church Road, Upper Norwood

5.1 Demolition

The Council will seek to ensure that when planning permission or Conservation Area consent is required for alterations, the building's local interest will be a material consideration in determining such applications. Unlike Statutorily Listed buildings, there are no additional planning controls which affect Locally Listed buildings and so the Council has limited powers to control demolition of Locally Listed Buildings except in Conservation Areas.

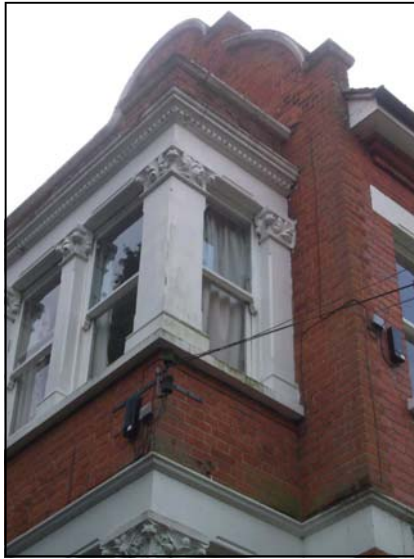
“ *The destruction of historic buildings is in fact very seldom necessary for reasons of good planning: more often it is the result of neglect, or of failure to make imaginative efforts to find new uses for them or to incorporate them into new development.* ”

PPG15 3.16

5.2 Proposals for demolition will be assessed against the same criteria as listed buildings as contained in PPG 15 paragraphs 3.16 to 3.19. The Council will need to be satisfied that the benefits of demolition and redevelopment outweigh any losses in the local public interest. The Council will adopt a presumption in favour of retaining the building, and so demolition will only be permitted where the replacement scheme is of equal or superior quality.

5.3 Alterations

Existing planning controls apply to Locally Listed buildings. Many modifications to the building, such as external alterations, extensions and changes of use will require



48 Uplands Road, Kenley

planning permission. Proposals featuring works to a Locally Listed building should respect the particular character and interest of the building which will be considered by the Council during the decision-making process.

- 5.4** In some cases external alterations to the building may be a desirable course of action which will help with maintenance and preservation. The building does not have to be preserved exactly as it is, however the Council requires any alterations to be sympathetic and of high quality.



31 Elgin Road, Addiscombe

- 5.5** Proposals affecting buildings on the local list should ensure that they preserve its local interest by:

- a) Respecting the building's design, appearance and any architectural or historical features in the design of any extensions or alterations.
- b) Ensuring that wherever practicable and appropriate, materials appropriate to the building's special local interest are used.
- c) Ensuring that any building within the curtilage or setting of a Locally Listed building is designed to be sympathetic to its appearance.



NLA Tower, Addiscombe Road, Fairfield

5.6 *Permitted Development*

The Town and Country Planning (General Permitted Development) Order 1995 grants rights (known as permitted development rights) to carry out certain limited forms of development without the need to make an application for planning permission.

- 5.7** There are no changes to Permitted



Foresters Hall, 35-37 Westow Street, Upper Norwood

Development rights. However, owners are encouraged by the Council to consider the special local interest, design quality and appropriate materials.

5.8 *Maintenance*

Owners are encouraged to carry out regular maintenance in order to safeguard the historic fabric and avoid the need for more costly repairs in the future. Continued inclusion on the Local List may help in maintaining the value of the property.



The Clifton Arms PH, Clifton Road, Selhurst



York House, Selhurst Road, Selhurst



13 Harold Road, Upper Norwood

6 Nominating Buildings for Inclusion



Memorial, Addington Village Road, Heathfield



37 Beulah Hill, Upper Norwood



Baptist Chapel, Tamworth Road, Broad Green

6.1 Anyone can nominate a building for inclusion on the Local List. It is intended that the List will be reviewed bi-annually.

6.2 Nominations should include as much information as possible in order to allow the Council to make an informed decision. The following is a guide to the type of information required:

- a) Name and address (or description of the location) of the building / feature
- b) The reason for nomination with reference to the criteria for selection
- c) Digital photographs including a shot of the entire building / feature
- d) A history of the building / feature if known
- e) Any other relevant information

6.3 Not all nominations will require all of the items above, and, in some cases, it may be impossible to provide some of this information. This should not discourage people from nominating buildings or features for inclusion.

6.4 The Council will review the nominations after the consultation ends and the successful buildings will be included on the List.

7 Guidance on Works to Locally Listed Buildings

7.1 Owners are advised to consider the following guidelines before carrying out work to a Locally Listed building or structure:

- a) Proposals should preserve or restore the buildings architectural or historic character.
- b) A “repair rather than replace” approach should be adopted. It is important to retain the historic fabric as far as possible to preserve the authenticity (this includes features such as doors, windows, chimneys, roofs, barge-boards, facing materials, boundary materials etc).
- c) The building materials often play a large part in defining the character of a building on the Local List e.g. local stone or brick walls, natural slate or clay tile roofs, timber windows and doors, metal decorative roof features etc. The use of such materials for repairs or replacements will be encouraged.
- d) Extensions should be designed so that they preserve the appearance, scale and character of the building. They should normally be subservient to the main building and use traditional materials and design where appropriate.
- e) The setting of the building should normally be preserved where this contributes to its character. This means that careful consideration should be given to the location and design of new buildings within the grounds of locally listed buildings (such as garages or out-buildings). Walls, fences and railings also contribute to a building’s character and should be of an appropriate design where being installed.
- f) Similarly, proposals affecting buildings or sites that are in the immediate context of Locally Listed buildings should respect the character of the local area and produce a sympathetic design solution.



Ashdown Park Lodge, Ashbourne Close, Coulsdon East



The Lodge, Mitcham Road, West Thornton



145 Brigstock Road, Bensham Manor

8 The Local List



88 Woodside Green, Woodside

- 8.1** The Local List is now available on the Council's website which includes the name and address of each building along with an architectural description, its reason for inclusion and a photograph.

To view the List, please go to:

www.croydon.gov.uk/environment/dcande/conservation

and click on "Locally Listed Buildings" and then "Online Local List".

A list of addresses included in the Local List is provided in the appendices of this document.



Ashburton Park Library, Lower Addiscombe Road, Ashburton



Purley Station, Station Approach, Purley

9 Appendix One: Contacts

Planning and Transportation

London Borough of Croydon
Taberner House
Park Lane
Croydon
CR9 1JT

www.croydon.gov.uk

For a first point of call for advice and discussion on the Local List, contact the **Urban Design Team** on:

Tel: 020 8760 5768 ext 63872
Fax: 020 8760 5424
Email: urbandesign@croydon.gov.uk

Planning Control: 020 8686 4433 ext 62299

Building Control: 020 8686 4433 ext 62231

English Heritage

Customer Services Department
PO Box 569
Swindon
SN2 2YP

Tel: 0870 333 1181
Fax: 01793 414926
Email: customers@english-heritage.org.uk

London Region

1 Waterhouse Square
138-142 Holborn
London
EC1 2ST

Tel: 020 7973 3000
www.english-heritage.org.uk

Twentieth Century Society

70 Cowcross Street
London
EC1M 6EJ

Tel: 020 7250 3857
Fax: 020 7251 8985

Email: coordinator@c20society.org.uk

www.c20society.org.uk

The Victorian Society

1 Priory Gardens
Bedford Park
London
W4 1TT

Tel: 020 8994 1019
Fax: 020 8747 5899

Email: admin@victoriansociety.org.uk

www.victorian-society.org.uk

Other Useful Contacts

Department for Communities and Local Government -

www.communities.gov.uk

Planning Portal -

www.planningportal.gov.uk

Royal Town Planning Institute -

www.rtpi.org.uk

Royal Institute of British Architects -

www.riba.org.uk

Royal Institute of Chartered Surveyors

- www.rics.org.uk

Institute of Historic Buildings & Conservation - www.ihbc.org.uk

10 Appendix Two: Glossary

Conservation Areas: Areas designated by the Council under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest, the character of which it is desirable to preserve or enhance. Conservation Area Consent is required for the demolition of unlisted buildings in Conservation Areas.

Curtilage: Curtilage is a legal term describing the enclosed area of land around a dwelling within the property boundaries. It is distinct from the dwelling by virtue of lacking a roof, but distinct from the area outside the enclosure in that it is enclosed within a wall or barrier of some sort. This area may include garages or stand-alone workshops etc.

Development Control Policies: A set of criteria based policies of which to assess planning application against.

Development Plan Document: These documents require an independent examination and include the Core Strategy, Site Specific Land Allocations and Policies, Area Action Plans and Development Control Policies.

Listed Buildings: Buildings of special architectural or historic interest. A statutory national list of these is compiled by English Heritage.

Listed Building Consent: Proposals to demolish a listed building or alter or extend it in any way that affects its character requires Listed Building Consent under Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Local Area of Special Character: Area which is not a Conservation Area but which has a special local character in terms of its townscape, architectural or landscape character or appearance which the Council considers should be conserved or improved.

Local Development Framework (LDF): A portfolio of local development documents which provide the framework for delivering the spatial planning strategy for the area.

Locally Listed Building: Buildings throughout the Borough which, although not of sufficient quality to warrant Statutory Listing, in the Council's opinion significantly contribute to the townscape of an area by their historical or architectural interest.

Permitted Development: Development for which the planning permission by the Council is not required under Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Planning and Compulsory Purchase Act 2004: The legislation introduced the new development planning system. It is based on Local Development Frameworks. The Act Commenced on 28 September 2004.

Scale: Impression of a building when seen in relation to its surroundings, or the size of parts of a building, or its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions of a building which give it its sense of scale, at other times it is the size of the elements of a building and the way they are combined.

Scheduled Ancient Monument: Buildings or structures of national importance protected under the provisions of the Ancient Monuments and Archaeological Areas Act 1979.

SCI Statement of Community Involvement: Document explaining to stakeholders and the community, how and when they will be involved in the preparation of the LDF, and the steps that will be taken to facilitate this involvement.

Scoping Report :The purpose of this Report is to describe the methodology and scope of the appraisal work to be conducted and to begin the process of collating information on relevant plans and programmes, as well as baseline information relating to Croydon.

SEA Strategic Environmental Assessment: Assessment of the broader environmental impacts of the policies and proposals contained within the LDF

Section 106 Agreement: An agreement under Section 106 of the Town and Country Planning Act 1990 made between the Council and developer/land owner to restrict or regulate the development of the land.

Supplementary Planning Document: Additional policy guidance which supplements the policies and proposals in the development plan documents. These documents will not be subject to an independent examination.

Sustainability Appraisal: The purpose of the Sustainability Appraisal is to promote sustainable development through the improved integration of sustainability issues into the plan making process. At the heart of the idea of sustainable development is the principle of ensuring a better quality of life for everyone, now and for future generations.

Sustainable Development: Sustainable Development was defined in 1987 by the World Commission on Environment and Development as “*Development that meets the needs of the present without compromising the ability of future generations to meet their own needs*”. This remains the most commonly used definition. However, many alternative definitions have since been proposed. For example, the former Department of the Environment in PPG1 stated that “Sustainable Development seeks to deliver the objective of achieving, now and in the future, economic development to secure higher living standards while protecting and enhancing the environment”.

UDP: Unitary Development Plan. Borough-wide statutory development plan, prepared by all London Boroughs comprising both Strategic (Part I) and Detailed Planning Policies (Part II), which sets out the Council’s policies for the development and use of land including measures for the improvement of the physical environment and the management of traffic over the plan period. It is prepared in accordance with the Town and Country Planning Act 1990.

11 Appendix Three: The Local List of Buildings of Architectural or Historic Interest

Please see Part B for the Local List