
For Planning Committee, 2nd August 2018

Name of Cabinet Member:

Cabinet Member for Housing and Communities - Councillor Ed Ruane

Director Approving Submission of the report:

Director, Streetscene and Regulatory Services

Ward(s) affected:

Westwood

Title:

Report to consider the addition of The Bell Inn public house to the Local List of Heritage Assets

Is this a key decision?

No

Executive Summary:

The purpose of this report is to consider whether to add The Bell Inn public house to the City of Coventry Local List of Heritage Assets.

Recommendations:

Planning Committee is recommended to approve the addition of The Bell Inn public house to the City of Coventry Local List of Heritage Assets.

List of Appendices included:

- Local List report and map
- Nomination form

Other useful background papers:

Local List - <http://www.coventry.gov.uk/localist>

Local List Criteria - http://www.coventry.gov.uk/downloads/file/23529/local_list_criteria

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title:

Report to consider the addition of The Bell Inn to the Local List of Heritage Assets

1 Background

- 1.1 A Locally Listed heritage asset is a building, structure or feature, which is not listed by the Government, but that the Council believes is an important part of the city's heritage. The conservation and contribution of locally listed heritage assets are a material consideration in planning decisions that directly affect them or their setting.
- 1.2 Coventry City Council has received a nomination to assess the Bell Inn public house on Station Avenue, Coventry, CV4 9HS for local listing. See nomination form, as completed by the nominee (see appendix 1).
- 1.3 The Coventry Local Plan (2016) states: "Where it is considered necessary, the Council will ... continue to enhance and maintain an up-to-date Coventry Local List of buildings of historic and architectural interest." and references locally Listed buildings in Policy HE2: Conservation and Heritage Assets.

2 Assessment

- 2.1 See Local Listing Report and map (appendix 2), which sets out how the Local List criteria has been fulfilled.
- 2.2 After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for local listing are fulfilled. It is recommended that The Bell Inn public house is locally listed.

3 Reasons for recommendation

- 3.1 The Bell Inn public house is recommended for local listing for the following principal reasons:
 - **Historic interest:** The Bell Inn shows an associative historic interest to the development of roadside pubs in the outskirts of Coventry.
 - **Evidential interest:** The building is thought to date back to at least 1813, but may well contain earlier fragments of historic buildings. The adjacent building dates to the 16th century, and this building could contain historic building evidence that date back further.
 - **Community interest:** This public house shows the identity of this area of Coventry, where public houses were built on the roadside to serve travellers and locals alike.
 - **Coventry's identity:** The Bell Inn is a distinctive historic element of one of Coventry's pre-industrial settlements and would have formed part of the original Arden rural character in this part of the city.

4 Options considered and recommended proposal

- 4.1 Options are to list or not list the heritage asset.
- 4.2 The heritage asset meets the criteria for local listing, and it is therefore recommended that this heritage asset is locally listed.

5 Results of consultation undertaken

- 5.1 The applicant and the owner were invited to comment on the factual details of this case as part of the consultation process.
- 5.2 A public consultation, inviting members of the public to comment on the factual details of this case has been undertaken (see <http://www.coventry.gov.uk/localistnominations>).
- 5.3 The consultation period for the consultations expired on 8th July 2018, the responses are as follows:-
 - No representations have been received from the owner.
 - The applicant sent a response approving of the Local Listing Report, and highlighting how important the pub is to the local community and that the Tile Hill Village Residents' Group (THVRG) have held their monthly meetings, Neighbour Nights and Charity Fun Days at the Bell.

- The Tile Hill Village Residents' Group (THVRG), noted that they thought this was a 'very good report', and submitted a historic photograph of the Bell Inn which they said shows how the basic structure is still substantially the same.

6 Timetable for implementing this decision

- 6.1 This heritage asset would be locally listed as soon as the Planning Committee decide to locally list it.

7 Comments from Director of Finance and Legal Services

- 7.1 Financial implications
There are no specific financial implications arising from the recommendation(s) in this report.

- 7.2 Legal implications
Local Listing is not a statutory procedure and therefore any property which is Locally Listed will not have statutory protection. However, Local Listing is considered to be a "material planning consideration" that can be considered as part of a planning application affecting a Locally Listed Building, and Locally Listed buildings are listed as a heritage asset type in Policy HE2 (Conservation and Heritage Assets) in the Local Plan (2016).

8 Other implications

None

8.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

This local listing will improve the historic environment, will help make Coventry an attractive and enjoyable place to be and encourage a creative, active and vibrant city.

8.2 How is risk being managed?

There is no risk in locally listing this heritage asset.

8.3 What is the impact on the organisation?

There are limited impacts on the organisation. Locally listed heritage assets have a degree of significance meriting consideration in planning decisions.

8.4 Equalities / EIA

An equality impact assessment has not been undertaken; as this will not have an impact on any particular group.

8.5 Implications for or impact on the environment

This change will be positive to the historic environment.

8.6 Implications for partner organisations?

None

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Directorate: Place

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www.coventry.gov.uk/meetings

Appendices

- Local List report and map
- Nomination form