
Cabinet Member for Housing and Communities

24th February 2023

Name of Cabinet Member:

Cabinet Member for Housing and Communities – Councillor D Welsh

Director Approving Submission of the report:

Director of Streetscene and Regulatory Services

Ward(s) affected:

St Michael's Ward

Title:

Local Listing Nomination Report – 151 Far Gosford Street

Is this a key decision?

No

Executive Summary:

Nominations have been received for additions to the local list of heritage assets, which if approved, would introduce additional considerations in the assessment of planning applications where such designations are affected.

Further to receipt of a nomination for the addition to the local list of 151 Far Gosford Street, public consultation was undertaken between the 3rd August and the 14th September 2022 and the recommendation upon the nomination is now made.

Recommendation:

The Cabinet Member is requested to:

- 1) Decline the nomination for 151 Far Gosford Street to be added to the local list, for the reasons set out in the report.

List of Appendices included:

Appendix One - 151 Far Gosford Street – Public consultation report

Background papers:

Cabinet Member Report – 28th July 2022

Other useful documents

CCC Local Listing Process Note

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: Local Listing Nomination – 151 Far Gosford Street, Coventry

1. Context (or background)

- 1.1 A public nomination for addition to the local list of 151 Far Gosford Street has been received and reviewed by the City Council. Further to review, and confirmation that the application received fulfilled the necessary information requirements and was therefore valid, public consultation on the nomination was undertaken between the dates of the 3rd August 2022 and the 14th September 2022.
- 1.2 The report following makes recommendation to the Cabinet Member regarding the proposed addition to the local list of 151 Far Gosford Street, further to an examination of the findings of public consultation, review of planning context, and desktop research findings. The case for nomination was presented in a draft report for public consultation, this is included at appendix one of this report.
- 1.3 The nomination is situated within the Conservation Area of Far Gosford Street, designated by the City Council on the 21st October 1992, identifying the context local to the nomination to be of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. As such, the established Conservation Area within which the nomination is located, affords 151 Far Gosford Street additional protections within the planning system.
- 1.4 The Conservation Area Appraisal identifies buildings which positively contribute to the special character within section 4 'summary of special interest', in this current policy assessment, no 151 Far Gosford Street is not identified as being a positive contributor to the identified special interest, however the building is identified as an 'opportunity for enhancement' to the Conservation Area, stating aspirations to "*restore the elevation of the former cinema at No 150 in a style appropriate to the Conservation Area*" and "*improve or redevelop the buildings at 151-153 as they are having a negative effect on a key location within the Conservation Area*".
- 1.5 In addition, the Coventry Local Plan (2011-2031), most directly within policy HE2, builds upon principles of sustaining historic character, seeking to conserve and enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or of townscape significance. In application of HE2 both designated Conservation Areas, Locally Listed Buildings and non-designated heritage assets are afforded special consideration in the planning balance.
- 1.6 The most recently considered planning application on site is that of planning ref 2021/1734, presented to planning committee on the 15th September 2022 and resolved to approve subject to S106 agreements. Within this application the façade of the nominated building is proposed to be retained alongside the site being redeveloped for commercial and student accommodation purposes.
- 1.7 Within the assessment of this application, the nomination site also benefits from recent oversight by Historic England with findings summarised in the planning officers report, stating that HE concluded that the existing building occupying the plot is of negligible heritage significance and that little or no fabric of the original cinema building survives, HE therefore raised no objection to the demolition of the building (minus the façade) as was proposed. Similarly, the City Council's Conservation Officer raised no objection to redevelopment proposals subject to appropriate conditions.

- 1.8 Examination of local planning policy context has established that the building has previously been assessed as not making a positive contribution to the special character of the conservation area whilst also identifying that the site offers an opportunity for enhancement to the Conservation Area through restoration of the façade toward Far Gosford Street, the City Council's Conservation team does not disagree with these conclusions which are contained within the Conservation Area Assessment.
- 1.9 Furthermore, through recent examination of the building through the planning system alongside assessment of planning application ref 2021/1734, Historic England reached similar conclusion in not raising objection to the buildings loss with retention of the façade fronting Far Gosford Street.
- 1.10 Further to these findings, alongside public representations received, inclusion to the local list is not recommended to the Cabinet Member, as the designation would not introduce any additional planning controls in addition to those already afforded by the building's location within the existing Conservation Area of Far Gosford Street, furthermore conclusions identified within the established Conservation Area Appraisal are seen to remain applicable.

2. Options considered and recommended proposal

- 2.1. The City Council could choose to endorse the nomination for addition to the local list of heritage assets, however further to the assessment of nomination this is not recommended.
- 2.2. The recommendation is to decline the nominations addition to the local list of heritage assets, informed by the above assessment alongside public consultation findings.

3. Results of consultation undertaken

- 3.1. Further to public consultations invited on the local listing nomination during August and September 2022, three responses specific to this nomination were received, with a fourth supporting response received from the nominee for the listing at the Coventry Society.
- 3.2. Of the three responses received aside from the nominee, two supported the buildings nomination, noting the contribution to local identity and therefore advocating its retention / re-use, whilst the remaining response stated that the site should undergo redevelopment.
- 3.3. Of the representations received in support of the local listing nomination, the following topics which are material in consideration of the nomination were raised for consideration of officers and are responded to as below :
 - *Association to local architect – J.H Gilbert*
 - The association of the property to a local architect who is understood to have also delivered other arts and cultural buildings in the City is noted by the assessing officer, accepting that this link adds weight to the nomination, through evidencing links to local community and artistic narratives.
 - *Association to historic film culture in the city and being owned by Oscar Deutsch – Founder of the Odeon Cinema chain*
 - Established links of the property to the founder of nationwide Odeon Cinema chain are noted, and similarly given weight in the assessment of the nomination.
 - *Aspiration to re-utilise the building to support local film industry*

- Whilst noting this aspiration, the assessment of local listing nomination process is unable to promote any future use of properties.
 - *Loss of cultural identity in the city should No. 151 Far Gosford Street not be protected*
 - Officers note the link to historic cultural uses of the film industry in the city which may be seen to contribute to wider identity, therefore concurring with the respondent that this association adds weight which should be considered in the nomination.
 - *Resistance to further student accommodation proposals on site*
 - The nomination assessment is not associated to any redevelopment proposals on or adjacent to the site which may be submitted to the local planning authority, therefore these comments are discounted from assessment of the nomination.
- 3.4 Of the representations received opposing the local listing nomination, the following topics were raised for consideration of officers and are responded to as below :
- *Siting the vacant nature of the building, promotion of site for social housing, social supermarket or healthcare provider.*
 - Whilst noting this aspiration, the assessment of local listing nomination process is unable to promote any future use of properties.
- 3.5 Also contained within representations made upon the nomination, are a number of comments on the maintenance of heritage and cultural uses in Coventry alongside resistance to student accommodation proposals, however these comments did not raise additional site-specific information upon the nomination which may inform this individual assessment of local listing.

4. Timetable for implementing this decision

- 4.1. The decision will be implemented immediately.

5. Comments from the Interim Chief Executive (Section 151 Officer) and the Chief Legal Officer

- 5.1. Financial implications
There are no financial implications associated with this report.
- 5.2. Legal implications
There are no legal implications associated with this report.

6. Other implications

- 6.1. **How will this contribute to the Council Plan (www.coventry.gov.uk/councilplan/)**

Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

- 6.2. **How is risk being managed?**
There is no risk associated with the recommendations.

- 6.3. **What is the impact on the organisation?**

There is no direct impact from the recommendations of the report.

6.4. Equality/ EIA

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

6.5. Implications for (or impact on) climate change and the environment

There is no direct impact from the recommendations of the report.

6.6. Implications for partner organisations?

None

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