
Cabinet Member for Housing and Communities

17th March 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 – 42 Britannia 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 No 42 Britannia 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 42 Britannia Street to be added to the local list, for the reasons set out in the report.

List of Appendices included:

Appendix One - 42 Britannia 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 – 42 Britannia Street

1. Context (or background)

- 1.1 A public nomination for addition to the local list of 42 Britannia 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 the nomination, 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 not located in any designated Conservation Area, however, is located to the East of the Locally Listed Binley Oak Public House, the location is also outside of the designated City Centre area (CCCAAP). The building therefore may only benefit from policy HE2 should it be recognised as a non-designated heritage asset, alongside considerations of setting in respect of the neighbouring Binley Oak Public House.
- 1.4 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, where part 1(e) further states that “ Other places, spaces, structures and features which may not be formally designated but are recognised as significant elements of Coventry’s heritage and are positively identified on the Coventry Historic Environment Record”
- 1.5 The site does not benefit from any current consented planning application on site, with applications being historic in respect of a single storey rear extension and first floor storeroom.
- 1.6 Articulated in the report for consultation the properties links to the development of the Hillfields area of the city can be established, alongside which, the association to the former use as a Co-Operative premises links the property further with the economic development of the area. The property is noted as needing significant repair, erosion of some elements of architectural interest have also taken place to the façade, notably throughout the ground floor of the property fronting Britannia Street.
- 1.7 The property does not individually benefit from any heritage policy basis in the city aside that which may be engaged through policy HE2 of the Local Plan, however considerations of setting to the neighboring Binley Oak Public House would be considered in any planning balance assessment.
- 1.8 The erosion of architectural detail and form at lower levels of the façade, limited contribution to wider local character, alongside the already established consideration of ‘setting’ to the neighboring Binley Oak Public House, together suggest that the nomination is not promoted to the local list of heritage assets.

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 The nomination for the assessment of inclusion to the local list of heritage assets was valid, and therefore progressed to public consultation stage aside internal review, the findings from this public consultation were limited and did not demonstrate a weight of opinion for or against the building's inclusion to the local list of heritage assets.
- 3.2 Further to public consultations invited on the nomination during August and September 2022, two responses have been received regarding this nomination, of these responses one objects to the proposal for local listing whilst one is in support.
- 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:
 - Supporting the nomination, the Coventry Society noted the properties links to the Co-Operative Society and the Society's importance in the cities social and economic history, further demonstrating this, historic photography is supplied showing the nomination in this use.
 - Accepting the properties former use and links to the Co-Operative Society, officers assign weight to the nomination in respect of its historic links to the social and economic development of the area.
- 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:
 - An objection to the nomination states that the site should be repurposed or demolished to make way for residential development.
 - Officers note this aspiration; however, the representation does not add further information to the evidence base on which to make recommendation, whilst the local listing assessment process is unable to promote future uses.

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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Service

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Cllr David Welsh	Cabinet Member for Housing and Communities	-	14.02.2023	14.02.2023

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