



Newham London

# Locally Listed Buildings in Newham

30/09/10 3rd Draft





224 Romford Road



Jabez Legg Almshouses, Odessa Road

## Introduction

Newham contains a rich heritage of buildings of architectural or historic interest. The most important of these are included on the Statutory List of Buildings of Architectural or Historic Interest, compiled by the Secretary of State. These buildings have the strongest planning protection against proposals involving demolition or inappropriate alteration. There are many other buildings of architectural or historic interest which do not meet the strict tests for inclusion on the Statutory List but nevertheless make a positive contribution to the local scene or are valued for local historical associations. It is desirable for these to be recognised on a 'Local List.'

The council originally compiled a local list of buildings in 1985. This list has recently been reviewed, with new buildings being added. The presence of buildings on the local list will demonstrate that their merits are recognised by the Council and will support officers in their negotiations with owners and developers where proposals are made that affect buildings of local architectural or historic interest.

# Planning Policy

## Planning Policy

The principle of compilation of local lists by Local Authorities has been endorsed by the Government in Planning Policy Statement Note 5 (Planning and the Historic Environment) and the accompanying guidance.

Despite endorsement by Government planning policy, there is, as yet, a lack of more specific guidance for local planning authorities on how local lists should be compiled and this has led to various approaches being adopted by local planning authorities. This leaflet sets out the approach taken by Newham.

Local listing does not in fact confer any additional planning controls on a building under current legislation. Its primary purpose is to encourage the proper consideration of a building's architectural or historic interest(s) in the exercise of normal planning controls, most notably planning applications. Thus if a building is locally listed then such a fact would be considered a material consideration in determining whether or not to grant planning permission. For example, if a planning proposal would not maintain the historic integrity of a local listed building, there would be a presumption against the proposed development unless there were other overriding benefits.

A policy relating to Locally Listed Buildings is included in the Council's Unitary Development Plan and will be applied whenever a planning application is submitted which would affect a building on the local list. UDP Policy EQ36 states;

"The Council will negotiate with a view to maintaining the historic integrity of buildings on the local list of buildings of architectural interest".

A number of appeal cases have been heard in relation to locally listed buildings across the country over several years. In these cases the principle of local listing has been consistently supported by the Inspectorate or the Courts.



Connaught Pump House, Royal Albert Dock

# Re-use of Buildings on the Local List

## Re-use of Buildings on the Local List

Keeping locally listed buildings in good repair is essential if they are to survive in the longer term. Generally the best way of safeguarding the future of a building is to ensure that they are kept in active use. Usually this must mean economically viable uses if they are to survive.

Judging the best use of a historic building requires balancing the economic viability of possible uses against the effect of any changes they entail in the special architectural and historic interest of the building in question. The best use will very often be the use for which the building was originally designed but not all original uses will now be viable. Therefore flexibility is required where new uses have to be considered to secure a building's survival.

There are several examples in Newham where a new use has been found for a locally listed building and in some cases they have been sensitively restored and their future safeguarded.



The Laurels, 197 Balaam Street

# Development Schemes affecting Locally Listed Buildings

## Development Schemes Affecting Locally Listed Buildings

The local list identifies buildings of local importance. Where the development of a site which contains a locally listed building is proposed, the Council will try to ensure that the building is retained. In addition the Council will ensure, through the exercise of its planning functions, that any new buildings or alterations compliment the original building. The re-use of good quality buildings and other elements in the townscape reinforces local distinctiveness, provides a link to the past and creates a sense of continuity in areas of redevelopment. Retaining existing buildings also saves valuable resources and energy, widens the choice of dwelling types on offer within the borough, and can enhance market appeal.

If there is evidence that a locally listed building is to be demolished the Council is likely to make an application to English Heritage to consider the building for Statutory Listing. Listing provides buildings with a far greater degree of protection against demolition or unsuitable alterations.



The Flying Angel, Victoria Dock Road

# Criteria for Inclusion



114-116 Corporation Street



Compressor House, Royal Albert Dock

## Criteria for Inclusion

In order to lend credibility to the list, a clear and transparent set of criteria have been adopted against which buildings are considered for inclusion. These criteria were approved by the Council in July 2008. The criteria are similar to those used for the statutory list except with the emphasis on the local rather than the national architectural or historic context, and on the contribution they make to the local townscape.

**Architectural Interest:** This requires an assessment of the building and how far it is representative of a specific and distinctive architectural style. The critical consideration will be the extent to which the building is an example of any identifiable architectural style. Other considerations will include use of interesting or unusual materials, display of special decorative features, or high levels of craftsmanship.



Tudor Revival Cottage, Portway, West Ham



Tile detailing, 144 Barking Road, Canning Town



# Criteria for Inclusion



St Francis Church



31 Stock Street

**Townscape Quality:** Buildings which make a valuable contribution to the local townscape and worth preserving. Often these will be buildings with landmark qualities due to their scale, position in the street, or distinctive rooflines.

**Historic interest:** Buildings which represent important aspects of the borough's economic, social, cultural, technological or military history.



The Mayflower Centre, Custom House



War Memorial, Central Park

# Criteria for Inclusion

**Close Historical Association:** Connection with people or events of local importance.



The Ruskin Arms, Manor Park, associated with the Small Faces and Iron Maiden



Earlham Hall, associated with John Curwen

**Group Value:** Buildings that are an important part of a group that share a common design relationship or are grouped together in a distinctive way.



10-19 Forest Drive

# Typologies

Here are some examples of the different building types on the local list.

230-234 Upton Lane



58 Romford Road



104 Clova Road



Villas and Townhouses



232-234 Romford Road



84 Harold Road



East Lodge, West Ham Park

Cottages

150 High Street, Stratford



Stratford Workshops



Millennium Mills



Industrial Buildings



Canning Town Public Hall and Library



Harold Road Centre



Barclay Hall

Municipal Buildings

# Typologies

Park Tavern



Manby Arms



Golden Fleece



Public Houses

Hospitals and former hospitals



East Ham Memorial Hospital



Gladys Dimson House

Newham Academy of Music



Lathom School



Central Park School



Schools

Religious Buildings



Our Lady Roman Catholic Church



Central Baptist Church



Sri Murugan Temple

Locally Listed Buildings in Newham



# Typologies

776-778 Barking Road



Commercial Premises

Burton's, High Street North



736-744 Romford Road



West Ham Park



Stratford Park



Central Park

Gates and Railings

Leatherworkers War Memorial



Corbett Clock and Drinking Fountain



City Mill River Footbridge



Other Structures

# Typologies

Stratford Market Station



Upton Park Station



Plaistow Station



Stations

A review of the local list has recently been undertaken, but it is anticipated that there will be occasional additions to and deletions from the list. Anyone can suggest a building for inclusion on the local list, and the building will be assessed against the criteria described above. Buildings may also be removed from the list where they have been added to the statutory list, demolished, or altered in a way that has diminished their special architectural or historic interest.

For further information on locally listed buildings in Newham, please contact:

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All Saints Church, Romford Road