

WEST AREA PLANNING COMMITTEE

10 July 2018

Application Number: Nominations for Oxford Heritage Asset Register

Decision Due by: 10 July 2018

Proposal: To consider nominations for addition to the Oxford Heritage Asset Register

Site Address: Nominations within the West area

Case Officer Clare Golden

Agent: N/A **Applicant:** N/A

Reason at Committee: To approve or reject proposed nominations.

1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

APPROVE the following nominations for additions to the register

1. Castle Mill Stream
2. The site of the Franciscan (Greyfriars) Priory
3. Brasenose Squash Courts
4. Bridge over Bulstake Stream, Binsey Lane
5. Fiddlers Island Stream
6. 109-111 Magdalen Road
7. 76 Lonsdale Road
8. 1-9 Cyprus Terrace
9. Oriel College playing fields
10. South Oxford Community Centre
11. Site of Osney Abbey
12. 4 South Parade
13. 5-6 South Parade
14. South Park
15. United Reformed (formerly congregational church), Banbury Road
16. Warneford Meadow

REJECT the following nominations for addition to the register.

1. The Wareham Stream
2. Fisher Row
3. The Hollybush Inn
4. Oriel Square historic paving

2. BACKGROUND

- 2.1. This report considers the addition of 20 nominations to be added to the Oxford Heritage Asset Register (OHAR), which is our version of a Local List. The OHAR was developed between 2012-15 in partnership with English Heritage (Historic England), Oxford Preservation Trust and local communities. It is a register of buildings, structures, features or places that make a special contribution to the character of Oxford and its neighbourhoods through their locally significant historic, architectural, archaeological or artistic interest.
- 2.2. The National Heritage List, administered by Historic England (formerly English Heritage) lists those buildings, structures and monuments of clearly national significance (such as, listed buildings, scheduled monuments, and registered parks and gardens). The Oxford Heritage Asset Register provides the opportunity to identify those elements of Oxford's historic environment particularly valued by local communities. Nominations are always open, but we will now review those received every 6 months.
- 2.3. Inclusion of a building or place on the Heritage Asset Register places no additional legal requirements or responsibilities on property owners over and above those already required for planning permission or building regulation approval. There is no protect from demolition, for example. It can, however, help to guide planning decisions in a way that conserves and enhances local character. Under the National Planning Policy Framework the conservation and contribution of locally listed heritage assets will be a material consideration in planning decisions that directly affect them or their setting.
- 2.4. To be considered as an addition to the register, nominations must meet the following criteria. They must be capable of meeting the government's definition of a heritage asset, they must possess heritage interest that can be conserved and enjoyed, they must have a value as heritage for the character and identity of the city, neighbourhood or community, they must have a level of significance that is greater than the general positive identified character of the local area. Each nomination has been consulted upon and then assessed by a panel of conservation officers and the recommendations for each one are set out below.
- 2.5. The OHAR does not include heritage assets that are located within a conservation area. This is because they would normally be identified and assessed as part of a conservation area appraisal and their status would already be a material consideration within decision making because they are located within a conservation area.
- 2.6. **THE NOMINATIONS**
- 2.7. There are a total of 20 nominations. These comprise historic and unknown public nominations that have been waiting to be reviewed for some time. Appendix A sets out what those are (for both West and East areas) and the recommendations and reasons for adding them to the register or rejecting them.

3. CONSULTATION

- 3.1. Public consultation took place for 4 weeks between 29 January to 26 February 2018. The purpose of the consultation was to invite comments about the proposed nominations and whether they should be added to the register or not. A questionnaire was available on the council's website and the consultation was promoted through the use of social media, a newspaper advert and site notices. Hard copies of the questionnaire were available at St Aldates Chambers reception and Oxford Central Library. Letters were sent to property owners, key stakeholder and local interest groups.
- 3.2. A total of 49 responses were received. A summary of their comments has been set out in Appendix A.

4. CONCLUSION

- 4.1. It is recommended that committee approve the addition of 16 nominations to the Oxford Heritage Asset Register in the West Area because they meet the criteria for inclusion and reject the 4 nominations that do not meet this criteria.

5. APPENDICES

Appendix A – Oxford Heritage Asset Register Recommendations
Appendix B – List of representations received

6. HUMAN RIGHTS ACT 1998

- 6.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to add these properties to the OHAR. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

7. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 7.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of these nominations to add these properties to the OHAR, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve the addition of these nominations to the OHAR, officers consider that the proposal will not undermine crime prevention or the promotion of community.

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