

METROPOLITAN BOROUGH OF WIRRAL

PLANNING COMMITTEE – 17 September 2015

STRATEGIC DIRECTOR OF REGENERATION AND ENVIRONMENT

PROPOSED PUBLIC CONSULTATION ON THE LOCAL LISTED BUILDING CONSENT ORDER FOR RESIDENTIAL HOUSES THAT ARE GRADE II LISTED IN PORT SUNLIGHT VILLAGE CONSERVATION AREA

1.0 Executive Summary

- 1.1 Local Listed Building Consent Orders (LLBCOs) were introduced through the Enterprise and Regulatory Reform Act 2013 which gave Local Planning authorities powers to make Legal Orders granting general Listed Building Consent for certain alterations (but not demolition) to specified listed buildings.
- 1.2 The Council are working in partnership with Port Sunlight Village Trust and Historic England. Together we are proposing to introduce an LLBCO within Port Sunlight Village Conservation Area. The proposed LLBCO will allow authorise consent for the replacement of inappropriate or deteriorated rear doors, rear yard gates and rear windows. The LLBCO will also allow the installation of a satellite dish or the relocation of an unauthorised satellite dish.
- 1.3 Council officers are keen to pursue opportunities for improved recognition of and protection for this Conservation Area. One of the first stages was to produce the draft Order (Appendix A) followed by a public consultation. If the LLBCO is deemed appropriate, a guidance document for users will follow.
- 1.4 This report seeks consent to consult on the draft LLBCO before deciding to proceed to the adoption of the Order.

2.0 BACKGROUND

- 2.1 Wirral Council, Port Sunlight Village Trust (The Trust) and Historic England have been working in partnership to develop the Local Listed Building Consent Order (LLBCO) for grade II listed houses within the Port Sunlight Village Conservation Area. This LLBCO is one of the first LLBCOs to be brought into use in England under the new measures introduced as part of the Enterprise and Regulatory Reform Act 2013. The measures are intended to simplify the development and management of listed buildings and came into force in April 2014.
- 2.2 In recognition of the significance of the proposed Port Sunlight Village LLBCO, Historic England has provided match funding to develop the LLBCO
- 2.3 The aim is to simplify and clarify common Listed Building Consent applications for the residents of Port Sunlight Village, one of the finest surviving examples of early urban planning in the United Kingdom.
- 2.4 Port Sunlight was founded in 1888 by William Hesketh Lever (later the first Lord Leverhulme) for the employees of his Lever Brothers soap works. Nearly every period of British architectural history is represented here as a revival style building. Over thirty different architects contributed designs to the village over a span of fifty years.
- 2.5 Most of the 900 houses and all of the public buildings in the Village became Grade II Listed in 1965. Two sections of the landscape are included in Historic England's Heritage's Register of Parks and Gardens of Special Historic Interest and the War Memorial is Grade I Listed. The village is managed by The Trust, an independent charitable trust formed in 1999. They own and let 250 of the houses, with the remaining 650 houses in private ownership.

- 2.6 The Partnership's overall aim is to develop a Local Listed Building Consent Order to:
- reduce the capacity strain on Wirral Council for the time they spend reviewing repetitive listed building consent applications;
 - streamline and clarify the consent process for the most common listed building consent applications for owners; and
 - provide clear and reliable information to empower property owners to address enforcement issues.

3.0 SUMMARY OF CONSENTED WORKS SUBJECT TO CONDITIONS

3.1 Under the Order, Wirral Council proposes to grant consent for the following alterations/ works to the properties which are covered by this Order. Consent is granted for alterations as specified below and subject to the Conditions set out within this Order and its appendices that will affect the special architectural or historic interest of the specified listed buildings within the Port Sunlight Conservation Area:

1. Installation of a satellite dish, which works may include relocation of an unauthorised satellite dish
2. Replacement of deteriorated or inappropriate rear windows, these works may include replacement of:-
 - (a) severely deteriorated rear windows, including:
 - Timber windows without leaded lights
 - Metal windows without leaded lights
 - (b) Inappropriate rear windows including
 - uPVC or aluminium windows
 - picture windows
 - windows with 'false' glazing bars
 - mass-produced 'heritage' style windows that bear no relation to the character of the listed building
3. Replacement of severely deteriorated or inappropriate rear doors. These works may include replacement of inappropriate rear doors, including:
 - uPVC or aluminium doors
 - patio doors or French doors installed without Listed Building Consent
 - mass-produced 'heritage' style doors that bear no relation to the character of the listed building.
4. Replacement of severely deteriorated or inappropriate yard gates.

4.0 JUSTIFICATION FOR THE ORDER

4.1 The Statistics for Listed Building Consent application received for Port Sunlight Conservation Area over the past 13 years demonstrate the most common Listed Building Consent applications in Port Sunlight village to be:

- Replacement of rear windows (141 consent applications, including 6 refusals);
- Replacement of rear doors (120 consent applications); and
- Installation of a satellite dish (53 consent applications, including 6 refusals and 1 retrospective approval).

4.2 Additional works to addresses, enforcement issues or other threats to the heritage value of the Village were assessed for inclusion in the Order. The most common issue was the replacement of listed yard gates. Yard gates are included in the Order to clarify appropriate design and encourage residents to do the right thing.

5.0 PROPOSED CONSULTATION PROCESS

- 5.1 The Council, with Port Sunlight Village Trust has prepared a draft Order (appendix A) which is accompanied with site plan identifying the houses in the Order (appendix B), a schedule of listed building addresses affected (appendix C). Within the Order there is a description of works for which the Order grants consent as well as a statement of reasons for making the Order.
- 5.2 The Council will consult with Historic England and all residents living in Port Sunlight Conservation Area inviting them to make comments on the draft Order. There will be a 5 week public consultation period from the 21st September to the 25th October 2015. There will be two drop in sessions held in Lyceum, Port Sunlight Village: Wednesday 7th October, 1:00-3:00pm and Thursday 22nd October, 5:30-7:30pm, where information will be displayed, which provide an opportunity for questions to be asked and answered.
- 5.3 The Order will be published on the Council and the Port Sunlight Village Trust website for not less than 28 days. There will be a copy of the draft LLBCO and the statement of reasons for the Order. Notices will be displayed in the appropriate form set out in the Schedule on or near to the site to which the order would relate for not less than 28 days.
- 5.4 At the end of the consultation period the Council and the Trust will consider what modifications (if any) should be made to the draft local listed building consent order or whether such an order should be adopted, taking into account any representations received during any period specified in this regulation.

6.0 FINANCIAL AND STAFFING IMPLICATIONS

- 6.1 Currently developers and owners do not pay a fee to submit a Listed Building Consent application and so there will be no reduction in fees. There may be annual savings for press advisements that are required for Listed Building Consent applications.
- 6.2 It is anticipated that the resource requirements associated with confirming compliance with the LLBCO and subsequent monitoring can be accommodated within the existing staffing resources.

7.0 EQUAL OPPORTUNITIES IMPLICATIONS

- 7.1 It is considered that there no Equal Opportunity implications arising from this LLBCO.

8.0 HUMAN RIGHTS ACT

- 8.1 There are no direct Human Rights implications arising from this report.

9.0 Recommendations

- 9.1 That the Committee supports and authorises the commencement of a 5 week consultation exercise to facilitate the adoption of the Local Listed Building Consent Order for residential properties in Port Sunlight Village Conservation Area.

This report was prepared by Jessica Malpas, Conservation Officer, who can be contacted on 0151 691 8212.