

Local List Consultation report for period ending 17/01/2020

Recommendations to add with comments and response

Heritage Asset	Consultee Comment	NCC Response	Recommendation
HA476 - Futurist Cinema	<p>We wish to strongly support the inclusion of the Futurist Cinema.</p> <p>The cinema should be included because:</p> <ol style="list-style-type: none"> 1. The cinema is a fine example of the work of Alfred J. Thraves, an important regional architect based in Nottingham, whose practice specialised in cinema design. 2. The cinema has significant architectural quality: its streamlined exterior (built in 1937) is well composed and is a fine example of the advanced cinema design of the period. 3. It is an important element in the townscape of Basford, and its bold composition is a landmark, which dominates the junction of Valley Road and Nottingham Road. 4. The cinema has communal value in being remembered as a place of gathering and entertainment for this area of Nottingham. <p>Background: the Architect</p> <p>Alfred John Thraves (born 1888) was an important regional architect, based in Nottingham, who specialised in cinema design. He trained with John Lamb in Nottingham and started his own practice in 1910. He worked in partnership with Henry Hardwick Dawson until 1927, then with his son Lionel Alfred Thraves from 1937.</p> <p>He designed about 33 major buildings across the Midlands and northern England, with a concentration in and around Nottingham itself. Most of his schemes were cinemas, but his oeuvre also includes houses, a motor car showroom, and a factory. Notable cinema schemes include the Grade II listed Majestic Theatre in Coronation Street, Retford, which since 1996 has been superbly restored to a single auditorium theatre by a local trust.</p> <p>The respected historian Elaine Harwood notes in her Nottingham 'Pevsner' that Thraves moved from chapel work into cinema design, a specialism refined by his one-time assistant Reginald Cooper. (Peter Wylde, CTA Architectural Caseworker, Cinema Theatre Association)</p>	<p>The information within the representation will be included within the Local List description.</p>	<p>Recommended to add</p>
HA476 - Futurist Cinema	<p>It is a really dramatic exterior, absolutely in the forefront of cinema design nationally in its day. The one surviving plan, dating from August 1936, is by Alfred Thraves's son Lionel, who became his partner around 1934-5, and I have wondered if this might explain the change from the earlier classical style used in cinemas such as the listed Majestic, Retford, a beautiful cinema of 1927 now in community theatre use. (Elaine Harwood, Architectural Investigator, Historic England)</p>	<p>The information within the representation will be included within the Local List description.</p>	<p>Recommended to add</p>
HA603 - 248 - 262 Huntingdon Street	<p>On behalf of Bildurn Ltd Freeths wrote in objection to the inclusion of the property on the for the following reasons:</p> <ol style="list-style-type: none"> 1. a high level of selectivity has not been exercised 2. No written record of architect or significance 3. Significant contemporary alterations 4. The façade has limited value as a modestly attractive example of an art deco style it does not represent innovation or a significant high quality or aesthetic value that should warrant the local listing for this feature alone 5. Locally listing the premises would inhibit future investment into the premises and the regeneration of the area 	<p>The following response is made to each of the arguments in the representation:</p> <ol style="list-style-type: none"> 1. Three contributing factors - Aesthetic quality, function and historic value - have been taken into account in assessing the building, which is a high level of selectivity. In addition, the high level of selectivity is relative to the other date periods and the level of significance of a non-designated heritage asset. For example, an older building would need less contributing factors. Obviously, a local designation has a lower threshold than a national designation. 2. No recorded architect – this was not one of the contributing factors used in assessing the building. 3. The modern alterations might preclude the building be added to the National Heritage List, however, it does not diminish the aesthetic quality to the extent that the original design cannot be read 	<p>Recommended to add</p>

	<p>6. The building, also, does not have a demonstrably innovative architectural style or such significant aesthetic quality that should merit the local listing (David Gray, Senior Planning Executive, Freeths – letter can be shared)</p>	<p>4. Our assessment is that this is a good example of an art deco style and it was not the only contributing factor to the recommendation to add to the Local List. Innovation was not a contributing factor and the aesthetic value was not considered to be significantly high.</p> <p>5. Local listing gives clarity in decision making in the planning process. The building would be considered by the local planning authority and community as a non-designated heritage assets whether the building is added to the Local List or not. The process does not require additional permission to be gained for changes to the building. Being added to the Local List means a level of rigour has been exercised in the process and more-informed planning decisions are made. Therefore, the Local List status does not inhibit future investment or regeneration and actually helps to give clarity to the owner.</p> <p>6. Innovation was not a contributing factor and the aesthetic value was not considered to be significant high. A local designation has a lower threshold than a national designation. The Government’s definition is ‘buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated’.</p>	
<p>HA538 – Vernon Works</p>	<p>As you probably know we are a manufacturing site producing medical textile products, the current site was constructed in 1951, it is wholly family owned.</p> <p>We are working hard to make changes and enable us to carry on producing but it is getting increasingly difficult competing with cheaper overseas products. We are looking to make changes this year and our objective is to carry on as we are.</p> <p>However if in the future trading conditions become completely too challenging for us then we may have to look at alternative options. One of those options is to sell the site to a developer. My concern is that the site could be devalued and less attractive to a third party if, there were to be restrictions. Alternatively, it may increase the value of the property if it gained local heritage status.</p> <p>(Robert Sallis, Director, Sallis Healthcare Ltd)</p>	<p>The Local List status does not require any further permissions than you currently have so if you currently need to gain Planning Permission the same will apply and vice versa. You can make many changes, repairs and maintenance to your building currently without having to gain planning permission. If you do currently require Planning Permission, the Local List status would be taken into account when making a decision. Currently the historic significance is taken into account anyway but if this is not done in a robust way by holding a Local List everybody has clarity at the start of the process of the level of importance and why it is important. We think the Local List enables informed decisions to be made within the Planning Process and gives clarity both to our Planning Officers and you as the owner.</p> <p>The future use of the site would take into account that the building is of historic value; however, this might be taken into account with or without the status as the building could already be considered as a non-designated heritage asset. The Local List process enables this assessment can be made with rigour against adopted criteria.</p> <p>There is no economic research to understand the value of a building being on a Local List; however, there is extensive research to show that historic buildings in conservation areas and Listed Buildings are more valuable than other properties.</p>	<p>Recommended to add</p>
<p>HA608 - 278-290 Huntingdon Street</p>	<p>In response to pre-application advice, representation was made on behalf of Phillip Barker regarding the Local List process. Summary of the Argument:</p> <ol style="list-style-type: none"> 1. The decision regarding the Local Listing has been pre-determined 2. The client was unclear of the consultation deadline 3. The assessment information is scant 4. Unclear what weight is given to a non-designated heritage asset <p>(Richard Barlow, Browne Jacobson LLP)</p>	<p>The following response is made to each of the arguments within the representation:</p> <ol style="list-style-type: none"> 1. The decision as to whether to add the building to the Local List is made by the councillor with the Portfolio for Housing, Planning and Heritage. The planning principle of demolition could not be taken before the building had been adequately assessed, as once demolished, a heritage asset is lost forever. The building could have been considered a non-designated heritage asset within the planning process without the Local List assessment process. This process gives clarity to all as well as a robust basis for informed decision-making. 2. Consultation deadline – for the public this was January 10th. However, owners were given an additional week to comment to make sure they were adequately consulted. This was the date stated in the letter to owners. 3. The level of information upon which the assessment was made is proportional to the level of significance of the heritage asset. This is more information than most other Local Lists. 4. Non-designated heritage assets are a material consideration in the planning system subject to a balancing exercise within decision-making as stated in the NPPF, NPPG and has been attested through case law. 	<p>Recommended to add to the list</p>

<p>HA608 - 278-290 Huntingdon Street</p>	<p>Representations in respect of proposed local listing on behalf of Philip Barker concluding that Huntingdon House is of insufficient architectural or historic merit to warrant the designation as a Locally Listed Heritage Asset. Summary of argument:</p> <ol style="list-style-type: none"> 1. a high level of selectivity has not been exercised 2. The building cannot, be said to be innovative either in terms of its use, design or construction. 3. Whilst Huntingdon House can reasonably said to be of some modest architectural quality, it is of fairly commonplace, derivative neo Georgian style, and cannot be said to rate as being of high aesthetic value 4. There is no recorded architect for the building. 5. Huntingdon House was a speculative retail and office development of typical 1930s design which does not reflect important historical or communal associations 6. It is 'a good example of an early motor industry building in a Neo Classical style'. This description appears to be a misnomer, as the building was clearly developed primarily as a speculative scheme of shops and offices, albeit that the original design did include a car showroom linked to the rear garage 7. However, it appears that this element of the building was soon adapted for an entirely different use, name as a clinic 8. Huntingdon House is a fairly commonplace, neo-Georgian design, with no particularly distinctive features 9. it cannot be said that Huntingdon House a clear visual, design or historic relationship with these buildings <p>(Philip Grover, Grover Lewis Associates Ltd)</p>	<p>The following response is made to each of the arguments in the representation:</p> <ol style="list-style-type: none"> 1. Three contributing factors - Aesthetic quality, function and historic value - have been taken into account in assessing the building, which is a high level of selectivity. In addition, the high level of selectivity is relative to the other date periods and the level of significance of a non-designated heritage asset. For example, an older building would need less contributing factors. Obviously, a local designation has a lower threshold than a national designation. 2. Innovation was not one of the factors cited in the reasons for designation. 3. The building is a good example of a Neo Georgian design as rehearsed in point 8. The fact that it was a commonplace style does not detract from the assessment that it is of Local Significance. 4. No recorded architect – this was not one of the contributing factors used in assessing the building. 5. There was a speculative retail and office development element to HA608 but also a showroom occupied a third of the building connected to a large garage to the rear. Therefore, the speculative development was seizing the opportunities along Huntingdon Street by providing multiple uses including a showroom and garage. 6. The representation demonstrated the use of HA608 as a motor trade building from its initial use at least until the 1950s by Trent Traction Company Ltd. There is evidence of subsequent motor industry uses until recently with the use of the former café by Hein Gericke motorcycle and accessories. The original motor trade function of the building can still be seen within the fabric of the building. The garage at the rear is still used for car parking. 7. Although the building was partially adapted to different use from the 1950s there is evidence that the building was still used by the motor industry after that date and that the one of the primary uses from the start of the development were for the motor industry as demonstrated by existing fabric. 8. The representation cites several notable features in the design, such as, the herringbone brick detailing and stonework surrounds to the windows, the Juliet balcony, the octagonal clock, the vitrolite detailing, staircases, the garage roof structure and the chamfered corners. An essential element of the Neo-Classical style is that it was understated in its architectural detailing. Therefore, we believe for this level of significance that this is a high quality example of Neo-Classical design. 9. Group Value – as rehearsed in the representation the 1930s development of Huntingdon Street was one of the key building phases of the area characterised by motor trade buildings such as bus and car garages with high quality office buildings of different architectural styles fronting the newly named Huntingdon Street. HA608 was part of this development. 	<p>Recommended to add to the list</p>
<p>HA546/7 Queensberry Street Baptist Church and Queensberry Baptist Church Sunday school</p>	<p>In terms of initial comments on details in each PDF, the asset register information appears inaccurate, as:</p> <ol style="list-style-type: none"> 1. The Church (HA547) was built in 1930, yet shows as Victorian in the top right hand box in the register; and 2. The hall (HA546) was built in 1899, yet is shown in the box as being built early to mid-20th century. 3. The original and current use descriptions also require adjustment, <p>(Church Secretary, Queensberry Baptist Church, Basford, Nottingham)</p>	<p>The following response is made to each of the arguments in the representation. All these will be modified on the description.</p>	<p>Recommended to add</p>
<p>HA546/7 Queensberry Street Baptist Church and Queensberry Baptist Church Sunday school</p>	<p>As a member of Queensberry Baptist Church in Basford, I am concerned that there is a plan for the church and the adjoining Sunday School Building to be included to that local list with, as we have been advised, potential of that local listing being upgraded to national level.</p> <ol style="list-style-type: none"> 1. Even the word "listing" (local or otherwise) causes some degree of concern with vision of any works having to conform to very specific and regulated standards, 	<p>The following response is made to each of the arguments in the representation:</p> <ol style="list-style-type: none"> 1. The Government have instructed Local Authorities should use the phrase Local List in their guidance and policy documents. 2. Queenberry Baptist Church and Hall are special buildings of historic and community value. As you say, it was very important at the time it was built to erect imposing high quality buildings within which to worship. In Basford, this was particularly true as churches of different denominations were competing for the patronage of the local working population through high quality design. 	<p>Recommended to add</p>

	<p>even to the extreme of being outwith the resources of whatever the building might be</p> <ol style="list-style-type: none"> 2. When built the need was for imposing and grand buildings 3. The buildings have very high ceiling internally with little insulation, or in fact provision for installing such. This makes the building far from “green” or ecological. In these days of climate change, greenhouse gases and such, these kind of buildings are rather anathema and not popular. 4. Both buildings are in need of substantial works, both internally and externally, all of which requires substantial funds. The church is supported by freewill giving and gift aid claims only other than unpredictable legacies or individual gifts. 5. Should the building be listed, either locally or nationally, and strict standards be placed on works at the property, I would doubt that sufficient funds would be available in order to complete the works to the required standard. 6. Ultimately, and without maintenance, the buildings are likely to fall into disrepair, resulting in them not being useable <p>I respectfully request that the plan to put Queensberry Baptist Church and adjoining Sunday School Building on the “local list” is refused and the church can continue to operate without disruption.</p> <p>(Member Queensberry Baptist Church)</p>	<ol style="list-style-type: none"> 3. In terms of energy efficiency, we are due to publish guidance regarding energy efficiency and historic buildings soon to meet the Council’s commitment to being Carbon Neutral by 2028. There is also lots of guidance on Historic England’s website. 4. We appreciate that the care of historic places of worship relies heavily on the funds, good will and energy of faith communities, which is why we are taking a proportional approach to the Local List, which does not place onerous control on owners. Finally, the Local List status can be a hook to engage with the community and funders to the benefit of the church. 5. The status does not require any further permissions than you currently have so if you currently need to gain Planning Permission the same will apply and vice versa. You can make many changes, repairs and maintenance to your building currently without having to gain planning permission. If you do currently require Planning Permission, the Local List status would be taken into account when making a decision. Currently the historic significance is taken into account anyway but if this is not done in a robust way by holding a Local List everybody has clarity at the start of the process of the level of importance and why it is important. We think the Local List enables informed decisions to be made within the Planning Process and gives clarity both to our Planning Officers and you as the owner. 6. Advice about repair and development grants can be found https://www.churchofengland.org/more/church-resources/churchcare/our-conservation-grants I appreciate that this is information from the Church of England; however, there are a significant number of grants for all places of worship. There is also further information here https://www.baptist.org.uk/Groups/220760/Grants_for_Building.aspx 	
<p>HA546 Queensberry Street Baptist Church Sunday school</p>	<p>We are writing to express our objection to the council’s plan to add Queensberry Street Baptist Church Hall to the Nottingham Local List:</p> <ol style="list-style-type: none"> 1. Listing of the building would prevent the members using and adapting the building to suit the current and future needs of the church and those of the surrounding community. 2. Over the years, the building has been adapted and is already much changed from the original design. The original entrance doors have been bricked up and there have been extensive changes to the inside of the building. 3. There need to be adaptations for level access. 4. There are four large metal pillars in the main hall that make the hall of limited use, for example for sports and active games are almost impossible; 5. The building is currently expensive to heat and maintain to modern standards; 6. A listing would impose restrictions that we believe would make it impossible for us to comply with future energy efficiency standards. 7. Placing special importance on the building is in many ways against Baptist beliefs and theology. Baptists believe that a church is a community of people that meet together for worship and that the building is of little importance. 8. The original builders were not attempting to create any sort of local landmark, they were building a functional, basic, Sunday School Hall to meet the needs and requirements of the era in which it was built. 9. The intention of the original builders would not have been to build a hall that would not be able to change and adapt; they would not have wished to restrict in any way the future use of the site. 10.If local listing prevents the current and future members of Queenberry Street Baptist Church from using the site in a way that best fits the needs of the 	<p>The following response is made to each of the arguments in the representation:</p> <ol style="list-style-type: none"> 1. The Local List status does not require any further permissions than you currently have so if you currently need to gain Planning Permission the same will apply and vice versa. You can make many changes, repairs and maintenance to your building currently without having to gain planning permission. If you do currently require Planning Permission, the Local List status would be taken into account when making a decision. 2. The modern alterations might preclude the building be added to the National Heritage List, however, the original design can still be read. 3. The changes that you wish to do would not require further permission than currently if the building is added to the Local List 4. The changes that you wish to do would not require further permission than currently if the building is added to the Local List. I suspect that you might find that the costs of the structural works that would be necessary to remove the four pillars would preclude the alterations for the use 5. In terms of energy efficiency, we are due to publish guidance regarding energy efficiency and historic buildings soon to meet the Council’s commitment to being Carbon Neutral by 2028. There is also lots of guidance on Historic England’s website. 6. Adding the building to the Local List would not stop energy efficiency works being done to the building and as said above if you currently do not require to apply for planning permission that would still be the case if it were added to the Local List. 7. We appreciate that your church congregation is the most important thing in your faith. Local Listing reflects the value to the whole community and can be a way to engage people with the church building, such as through a ‘friends of’ group. 8. Obviously, the original builders did not build the Church Hall to the same quality as the church, but it almost certainly matched the architectural style of the original Victorian 	<p>Recommended to add</p>

	<p>worshipping community today and in the future, then in the long term the cost of maintaining the building in its current state is likely to cause it to be abandoned and fall into disrepair.</p> <p>11. You might argue that the church could apply for funding to maintain the building if listed, but most funding for the maintenance of historic buildings comes from lottery funding which we would not be able to accept due to our beliefs against the practice of gambling.</p> <p>(Members Queensberry Baptist Church)</p>	<p>Baptist church, which is now replaced by HA547. It is built from good traditional materials with architectural details that probably matched the Victorian church. The history of the building therefore tells us about the history of worship in Basford.</p> <p>9. The building is still able to change and adapt if it is added to the Local List as described above.</p> <p>10. Permission is not required to repair the building and many alterations can be made without permission. As described above there are no changes to when you would be required to seek permission for alterations if the building is added to the Local List.</p> <p>11. We appreciate that a large proportion of funding for Historic Buildings does come from the National Lottery; however, there are a large quantity of other sources. Advice about repair and development grants can be found https://www.churchofengland.org/more/church-resources/churchcare/our-conservation-grants I appreciate that this is information from the Church of England; however, there are a significant number of grants for all places of worship. There is also further information here https://www.baptist.org.uk/Groups/220760/Grants_for_Building.aspx</p>	
HA645 Former Majestic Cinema	<p>We fully support the proposal, and have no changes or additions to make to the Asset Register entry. We are pleased you took some material from our letter of 2nd May 2019 for the Description.</p> <p>(Peter Wylde, CTA Architectural Caseworker, Cinema Theatre Association)</p>	The information within the representation will be included within the Local List consultation report.	Recommended to add
HA583 - The Dales	<p>1. In your notes re the Dale that no reference is made to the fact that this public house had retained its original period interior until the City Council gave consent for a change of use. One of the reasons for the local importance of the Dale is that it remained substantially unchanged both inside and out until the very recent past and this ought to be reflected in the listing notes. This was why CAMRA had recognised this pub as being special because it retained a heritage interior.</p> <p>(Nick Molyneux, CAMRA)</p>	<p>Amend the Local List description to say:</p> <p>CAMRA has rated The Dale as having a Regionally Important heritage interior, including the bench seating at the front with bell pushes. The seating at the rear dates from the 60s when a fireplace was lost. Both rooms have original counters but with modern tops; also both have original plain bar shelving and simple bar-backs, the latter with minimal Art Deco detailing. Linking the two rooms at the rear is an L-shaped corridor with terrazzo floor, staircase and original doors.</p>	Recommended to add
HA228 - Atrium	<p>A very minor correction, but I also note that the Council's description of the Atrium refers to "protland" stone</p> <p>(Nick Molyneux, CAMRA)</p>	The information within the representation will be included within the Local List description.	Recommended to add
HA 387, "Former Tram Shed", (St Ann's Well Road)	<p>As your account states, this was a purpose built power generating station for the electric tramway system which commenced operation in 1901. According to David Bowler in his authoritative history "Nottingham Trolleybuses" (2006), it was completed early in 1902, and was built to supplement an existing similar power station at Talbot Street dating from 1894. Both buildings ceased to supply power in 1926 after the North Wilford Power Station came into operation but continued to be used as substations and switching stations for both the tram and later trolleybus systems until the latter finally closed in 1966.</p> <p>What needs to be made clear is that this building was never a "tram shed" in the commonly understood meaning of a running depot for vehicles and perhaps its title in the list needs to be changed to reflect its purpose more accurately.</p> <p>(Ex-NCC Conservation Officer)</p>	The information within the representation will be included within the Local List description.	Recommended to add
HA 641, "Former Tram Shed on Isandula Road"	<p>The suggestion in the description that this was a horse tram depot is not supported by any previous published work, or by inspection of the relevant County Series OS maps. There certainly was a horse tram depot and stables on the opposite side of Isandula Road; the route to Basford which warranted these premises opened in June 1881 (not 1879 as stated), and closed as a depot in 1902 following the final withdrawal of horse</p>	The information within the representation will be included within the Local List description.	Recommended to add

	trams in favour of electric power.(See "Nottingham City Transport" by F.P. Groves, 1978). The 1882-84 and 1900-1901 County Series 1:2500 OS maps clearly show the tram tracks leading into this depot from Radford Road, but neither map shows either the existing building or tracks serving it, and neither does it seem to appear on the 1915 map. David Bowler however identifies the building as an electricity substation used as part of the power supply system for the trolleybus routes in the vicinity, noting that it was also a "former tramways battery station" (whatever that means), so it seems quite likely that it was originally constructed to serve the electric tram routes to Bulwell and, possibly Cinderhill. As with the St Ann's building, its purpose in conjunction with electrically powered public transport would presumably have been lost after the trolleybuses finished operating in 1966. As an aside, it is interesting to note the presence of other electrical power installations on the adjoining site to the north. (Ex-NCC Conservation Officer)		
HA587 St John the Baptist Church	<p>I wish to express my reservations in regard to St John's Church being added.</p> <ol style="list-style-type: none"> 1. Currently the building is in a poor state 2. As St John's is in a poor state and lacks basic commodities such as disabled toilets and a kitchen, 3. I want to strongly resist any restrictions that will further hamper our vision for St John's to see it continue to be renovated and updated over the next few years. 4. I hope the condition of the building negates it being claimed as a 'good example of a high quality modernist design by a local Nottinghamshire practice'. 5. What's more, from the research I have conducted, the architect, Vernon Royle, considered another of his Nottingham Anglican Churches, St Ann with Emmanuel, to be his best church. 6. Since April, we have begun a project exploring how we can create a welcoming, warm, accessible, and adaptable space in the church to enable a wider use for engagement with the community beyond our Sunday services. <p>(Member St John the Baptist Church)</p>	<p>The following response is made to each of the arguments in the representation:</p> <ol style="list-style-type: none"> 1. This will be reflected in the description. 2. Advice about repair and development grants can be found https://www.churchofengland.org/more/church-resources/churchcare/our-conservation-grants 3. The Local List status does not require any further permissions than you currently have so if you currently need to gain Planning Permission the same will apply and vice versa. You can make many changes, repairs and maintenance to your building currently without having to gain planning permission. If you do currently require Planning Permission, the Local List status would be taken into account when making a decision. 4. The quality of the design is not impacted by the condition of the building 5. Vernon Royle was a well-respected ecclesiastical architect that had a number of churches worthy of heritage recognition. In this case we believe that the church meets the criteria to be regarded of local significance 6. The wider use of Places of Worship by the community is to be welcomed and is key to safeguarding the future of our faith buildings 	Recommended to add
HA555 - 81 Arnold Road	<p>Representation:</p> <ol style="list-style-type: none"> 1. I do not wish to add the building to the Local Heritage Asset Register 2. The building is in a state of disrepair but I will be renovating it in the future 3. I may want to change the use of the building in the future 4. If I wish to demolish and redevelop the site I do not want any restriction or hindrance 5. There are no existing buildings of the time and era still standing <p>Assessment against local criteria</p> <ol style="list-style-type: none"> 1. The development of Nottingham from village to suburb has no relevance or historic value in today's landscape 2. This is of no relevance today as there are no longer bleachers or bleach works in the area which have survived or exist in the modern day 3. It was a residential house and not factory as stated 4. The use of Bulwell Stone – presumably this was the locally available stone and there are lots of properties in the area built of the material 5. Many older buildings have now been demolished and new buildings have Bulwell Stone boundary walls <p>Reason for Designation:</p>	<p>The following response is made to each of the arguments in the representation:</p> <ol style="list-style-type: none"> 1. Noted 2. This is welcomed and will not be impacted by the Local List Designation 3. If you require planning permission to change, use the significance of the building will be taken into account. However, this could have been the case regardless of the Local List assessment and the fact that it has been assessed gives clarity to planners and yourself in the planning process 4. The Local List status does not require any further permissions than you currently have so if you currently need to gain Planning Permission the same will apply and vice versa. You can make many changes, repairs and maintenance to your building currently without having to gain planning permission. If you do currently require Planning Permission, the Local List status would be taken into account when making a decision. The demolition of the property would be resisted but this might have been the case whether it had been designated or not. It just adds rigour and detail to the process of assessing the building right at the start of the planning process. 5. There are many historic buildings in Basford. We agree many have also been demolished but those that survive give us rich information about the development of Basford and its contribution to Nottingham as a whole. <p>Assessment against local criteria</p> <ol style="list-style-type: none"> 1. The development of Basford has direct historical value to the significance of Nottingham and is valued by local people as demonstrated by the interest in heritage walks and publications about Basford 	Recommended to add

	<p>1. The Pearson 'bleach works and lace dressing premises' no longer exist in the area so do not show any lifestyle of the owners at 'home or work' as stated. This may have been the case in the past but is not reflective of the current time</p> <p>(Owner)</p>	<p>2. The relevance for today is that buildings like this demonstrate the development and change of the area from the mid-19th century, therefore it is of historic value</p> <p>3. It states in the description "the architectural design of this <i>dwelling</i> expresses the heightened social status of bleachers owning a factory, especially compared to the 'two up, two down' Victorian terraces which would have been workers' homes." This is the only reference to factories and it is talking about the building being a dwelling.</p> <p>4. The use of Bulwell Stone is one of the key local building materials within Nottingham and of importance for the local distinctiveness of the city</p> <p>5. New buildings built on the same plots as historic buildings will often reuse the historic boundary walls</p> <p>Reason for Designation:</p> <p>1. The proximity of the dye works and the owners' house demonstrate the Victorian working practices before the motor car. This pattern is no longer seen and is therefore of historic value as it shows former patterns of work and the historic development of Basford and Nottingham</p>	
HA582 Spigot Mortar	<p>Representation on behalf of the owner Luigi Coronato:</p> <ol style="list-style-type: none"> 1. Unfortunately, this spigot mortar is quite substantially degraded. The pit has been infilled, and therefore its original function is quite illegible 2. The central steel pin and swivel mounting were removed approximately ten years ago, and only the concrete thimble and part of the pin remain. The top of the concrete drum was also damaged when the pin and mounting were cut away with mechanical tools. 3. Given the lack of intactness of this spigot mortar, I do not feel it has the heritage interest or value to be included on the Nottingham Local List. <p>(Ramona Usher BA (Hons) PgDip MSc PhD IHBC)</p>	<p>The following response is made to each of the arguments in the representation:</p> <p>Determining how much of it survives is important in the assessment of significance. Given that they are so rare nationally, and other examples have been Scheduled or Listed, and this is the only know example in the city, it is of local significance.</p>	Recommended to add
HA570 THE GROVE PUBLIC HOUSE	<p>Please accept this letter as representation in objection to the inclusion of the above property on the City Council's Local List:</p> <ol style="list-style-type: none"> 1. It is alleged, built in an Artisan Mannerist style. The Grove Public House has a few features that could be perceived as being modestly influenced by the Artisan Mannerism style, however, these features are not of a curious scale and demonstrate a uniform pattern that fit comfortably into the fabric of the building. Whilst there are some features that face Castle Boulevard with additional decoration the majority of the building is unremarkable and built in common brick. Outstanding examples of the Artisan Mannerism style, built in the late Victorian era, demonstrate significant scale with individual characteristics dominating subservient features. The Grove Public House has relatively uniform façades that are in proportion and do not represent the most innovative example of a late Victorian building built in Artisan Mannerism style. The building is at best a pastiche of elements of Artisan Mannerism style and certainly not a good example of it. 2. It was not designed by any architect of note; as far as can be ascertained, nor does it have any particularly important cultural significance. 3. The façade on Grove Road is now dominated by the large blank brick façade of Castle Gardens on the opposite side that significantly impacts on the setting in this location. 4. The property is therefore not of sufficient merit or innovation to warrant inclusion on the local list. 5. The application site is not located within a Conservation Area and does not contribute to a wider complex of buildings that could be recognised as having a group value, which promotes Nottingham's historical past. The streetscene in this location is also dominated by a contemporary housing development called Castle Gardens that extends along Grove Road and Castle Boulevard. 	<p>The following response is made to each of the arguments in the representation:</p> <ol style="list-style-type: none"> 1. The representation accepts that "The Grove Public House has a few features that could be perceived as being modestly influenced by the Artisan Mannerism style". The style is attributed as such for the purposes of description and to explain that the style of building is unusual in a Nottingham Context. It is influenced by Artisan Mannerism and not necessarily, a faithful copy of all elements of the style as is often seen for this date of building. 2. No recorded architect – this was not one of the contributing factors used in assessing the building. It has communal value as a Home Ales public house as is demonstrated by a review of message pub message groups on the internet and through representations from the local CAMRA branch. 3. Group value and setting is not a contributing factor to the Local List assessment 4. Innovation was not one of the factors cited in the reasons for designation. 5. Group value and setting is not a contributing factor to the Local List assessment 6. The level of information upon which the assessment was made is proportional to the level of significance of the heritage asset. This is more information than most other Local Lists. 7. Significance of the building was considered within the planning process and recommendations made by officers as demonstrated by the refusal because the scale did not respect the character and appearance of the existing building and the requirement of a heritage statement in the design development process. 8. Planning powers have been sufficient in this case to safeguard this building; however, the rigorous Local List assessment gives clarity to owners and the local planning authority at the start of the planning process for future applications 9. Local listing gives clarity in decision making in the planning process. The local planning authority and community would consider the building as a non-designated heritage asset whether the building is added to the Local List or not. The process does not require additional permission to be gained for changes to the building. Being added to the Local List means a level of rigour has been exercised in the process and more-informed planning decisions are made. Therefore, the 	Recommended to add

	<p>6. There are no contemporary or historic documented written records to support its significance or to accompany its local listing providing the provenance required.</p> <p>7. The heritage significance was not raised as a material consideration in the determination of [a refused planning] application, by Committee Members or the Planning Inspectorate, and did not form any of the reasons for refusal.</p> <p>8. The above planning process demonstrates that current planning policy is sufficient to afford appropriate protection of this building. It is also noted that permitted development rights require all public houses to apply for full planning permission prior to demolition, which gives another level of protection to the local planning authority over the loss of the asset.</p> <p>9. Further restrictive policy could potentially inhibit the future options and investment required to refurbish and enhance the premises. We therefore request that the designation HA570 is not added to the local list so as not to inhibit future opportunities for regeneration. The property has been vacant for a significant period of time with regeneration opportunities being limited by failed planning applications.</p> <p>(David Gray, Senior Planning Executive, Freeths – letter can be shared)</p>	Local List status does not inhibit future investment or regeneration and actually helps to give clarity to the owner.	
HA639 Caves on the site of the former York House	<p>Please find below our representations on behalf of the owners of the site Cassidy Group (York Place) Limited. It is the preference of Cassidy Group (York Place) Limited is that the Caves on the site of the former York House are not included on the Nottingham Local List:</p> <ol style="list-style-type: none"> 1. We welcome the confirmation that the proposed inclusion of the caves on the Nottingham Local List would not impact on the extant planning approval, however, we are concerned that the proposed inclusion suggests to third-parties that additional protection beyond that accepted as part of the planning approval at the site, will now be relevant. 2. The current consent at the site does not make any provision for public access to the cave network and there is no intention to include this at a future date. We understand that the proposed inclusion on the Local List will not have implications for the current consent or require access to the cave network. As such, the consent at the site raises the question of whether inclusion of the site on the Local List is necessary. <p>(Gareth Hooper Chief Executive Officer DPP)</p>	<p>The following response is made to each of the arguments in the representation:</p> <ol style="list-style-type: none"> 1. There is extensive available literature regarding the implications of Local List status and officers at Nottingham City Council would be happy to advise on the implications of the status. 2. The Local List status does not impact on the current application but clarifies the significance of the caves for future applications. It also acts as a flag for planning officers that the site is of heritage significance. 	Recommended to add
HA620 Lock House and Meadow Lane Lock	<p>Information from inspections of the building from the Canal and River Trust:</p> <ul style="list-style-type: none"> • Brick Corbelled Stacks • 'L'-shaped. Irregular window pattern with 4-pane horned sashes • Blue engineering brick band <p>(Canal and River Trust)</p>	The information within the representation will be included within the Local List description.	