

Subject:	Addition of Former London Road Coop to the Local List		
Date of Meeting:	29 March 2012		
Report of:	Strategic Director - Place		
Contact Officer:	Name:	Tim Jefferies	Tel: 29-3152
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Key Decision:	No	Forward Plan No:	
Ward(s) affected:	St Peter's and North Laine		

FOR GENERAL RELEASE.

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report seeks approval to add the former London Road Coop building to the council's list of Buildings of Local Interest (the Local List).

2. RECOMMENDATIONS:

- 2.1 That the former London Road Coop building at 84-103 London Road, Brighton be added to the council's list of Buildings of Local Interest and that its local interest be defined in accordance with the Statement of Significance at Appendix 1.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 At the Planning Committee meeting of 14 December 2011 Planning Permission was refused for the demolition of the former Coop building and the erection of a new building ranging from three to six storeys providing 407 units of student accommodation and four retail units at ground floor level. At that meeting the Chair stated that he would be recommending to officers that the building should be placed on the council's list of buildings of local interest.
- 3.2 The council's existing Local List, derived from two separate lists for Brighton and Hove that pre-date the creation of the existing council in 1997, is out of date (see Appendix 2). A comprehensive review of the Local List is included in the council's Conservation Strategy (2003) and is part of the Heritage team's work programme. Prior to that review taking place, the addition of individual buildings to the list will not normally be considered as it is resource-intensive. In this case, however, it is considered appropriate to make an exception due to the scale and prominence of the building, its current vacancy, its importance to the local community and the possible redevelopment of the site.
- 3.3 The inclusion of the building on the council's Local List does not confer any additional statutory protection on the building but it would be subject to Local Plan policy HE10 on Buildings of Local Interest (see Appendix 3). This policy will

be a material consideration in any future proposals for the site and will ensure that the potential for retaining or part retaining the original 1931 building must be fully explored before any decision can be made. Following the Government's publication of Planning Policy Statement 5 in 2010, locally listed buildings are now classed as 'heritage assets' and proposal affecting them would need to be considered against the relevant policies in PPS5.

- 3.4 The programmed review of the Local List will set out clear criteria for the inclusion of buildings on the list and will also be subject to extensive community engagement. English Heritage have produced helpful guidance for local authorities on this subject and some preliminary work has been undertaken on the review.
- 3.5 Based upon this it is considered that the former London Road Coop building warrants inclusion on the Local List as a result of: (i) its townscape interest (as a building or structure that is a visual focal point and forms a landmark); (ii) its historic interest (as a building or structure whose former use illustrates the physical, social and economic development of Brighton and Hove); and (iii) the comparative rarity of large-scale inter-war period buildings in Brighton & Hove that survive generally intact.
- 3.6 The London Road Coop was opened in 1931 and was designed by the architectural practice of Bethell & Swanell, who designed a number of buildings for the Cooperative movement in London and the South East. Bethell was the driving force behind the practice and has two statutorily listed buildings to his credit. The London Road Coop building was extended in c1962, 1975 and 1980 but those extensions are not considered to contribute to the local interest of the building.
- 3.7 The inter-war period saw the construction of a number of large department stores in Brighton & Hove and the London Road Coop was the last to survive as a department store. None of the other former department stores in Brighton & Hove are statutorily listed and none are currently included in the Local List. Notable examples are the former British Home Stores (now Primark) in Western Road, the former Woolworths stores in Western Road and London Road and the former Hills of Hove in Western Road. The review of the Local List will consider all surviving former department stores of the inter-war period for possible inclusion.

4. COMMUNITY ENGAGEMENT AND CONSULTATION

- 4.1 No specific public consultation has been carried out on the proposed addition of this building to the Local List as it is considered that local community support for the re-use of this building has already been demonstrated.
- 4.2 Firstly, community engagement on the London Road Central Masterplan SPD in 2009 showed strong support for the principle of refurbishing and reusing existing buildings in general and the London Road Coop building in particular.
- 4.3 Secondly, public consultation on the proposal to redevelop the site for student housing (refused at planning committee on 14 December 2011) showed much concern about the loss of this landmark building. As part of that consultation the London Road Area Local Action Team commented that the existing building is

well loved; the North Laine Community Association asked for it to be added to the Local List; and the Conservation Advisory Group strongly felt that the façade should be retained.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 There are no direct financial implications for the council in adding the building to the Local List, as the addition does not have to be formally advertised. There was an element of officer time involved in carrying out this piece of work.

Finance Officer Consulted: Karen Brookshaw Date: 16/02/12

Legal Implications:

- 5.2 The inclusion of the building on the council's Local List does not confer any additional statutory protection on the building but the building would be subject to Local Plan policy HE10: Buildings of Local Interest. This policy will be a material consideration in determining any future planning applications for the site.

Lawyer Consulted: Hilary Woodward Date: 16/02/12

Equalities Implications:

- 5.3 An Equalities Impact Assessment (EQIA) of the Heritage team service was undertaken in 2010 and covers work on securing the protection and conservation of the city's historic assets.

Sustainability Implications:

- 5.4 The proposal in this report has no significant impact upon the four priorities of the UK's Sustainable Development Strategy. But in terms of Sustainable Consumption and Production, the retention/reuse of existing buildings reduces construction and demolition waste.

Crime & Disorder Implications:

- 5.5 None have been identified.

Risk and Opportunity Management Implications:

- 5.6 None have been identified.

Public Health Implications:

- 5.7 None have been identified.

Corporate / Citywide Implications:

- 5.8 The Sustainable Community Strategy contains a commitment to implement the Conservation Strategy. The repair and reuse of historic buildings contributes

towards the Corporate Plan 2011-15 priority of creating a more sustainable city and particularly the outcome of a healthier and higher quality built environment.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 If the building is not added to the Local List there would be less opportunity to secure the retention of the original frontage in negotiations on any revised redevelopment scheme. If consideration of the matter were to await the full review of the Local List, revised redevelopment proposals may come forward before the matter is considered.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 The report recommendation will ensure that the heritage value of the London Road Coop building (its significance) is properly recognised and understood so that, in any future proposals for the site, the potential for retaining or part retaining the original 1931 building is fully explored before any decision can be made.

SUPPORTING DOCUMENTATION

Appendices:

1. Statement of Significance
2. List of Buildings of Local Interest
3. Local Plan policy HE10

Documents in Members' Rooms

None.

Background Documents

1. The Conservation Strategy (2003)
2. Minutes of the Planning Committee meeting of 14 December 2011.