

**RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO PLANNING & DEVELOPMENT COMMITTEE**

Agenda Item No.

meeting date: 26 SEPTEMBER 2013
title: HERITAGE PARTNERSHIP ARRANGEMENTS – STONYHURST COLLEGE
AND ENGLISH HERITAGE
submitted by: DIRECTOR OF COMMUNITY SERVICES
principal author: JOHN MACHOLC

1 PURPOSE

1.1 To request authorisation for the Head of Planning Services to collaborate with Stonyhurst College and other stakeholders to form a Heritage Partnership Agreement in relation to minor listed building proposals at the Stonyhurst College site.

1.2 Relevance to the Council’s ambitions and priorities

- Community Objectives - }
 - Corporate Priorities - }
 - Other Considerations - }
- To be a well managed Council providing efficient services based on identifying customer need.

2 BACKGROUND

2.1 The Heritage Partnership Agreement has recently been given statutory basis in April 2013 in the Enterprise and Regulatory Reform Act. A Heritage Partnership Agreement is between an owner, the relevant local authority and English Heritage. The agreement can specify that certain works which normally require listed building consent would no longer need a formal application. It is based on a thorough assessment of the importance of the heritage asset. Heritage partnership agreements are based on the key tenant that listed building consent is only needed for works that affect the architectural and historical significance of the building. If the significance for the asset is understood and the future works are also known from the schedule of permitted works, then a schedule of permitted works can be drawn up to avoid repetitive listed building applications. In order to do so a consultation management plan would be necessary to be updated.

2.2 The Council has had numerous listed building applications submitted on behalf of Stonyhurst College, some are of a minor and repetitive nature and it is accepted that subject to a detailed report of how these works have been carried out, it is possible that a Heritage Partnership Agreement could be undertaken to avoid a repetition of such applications, which would ultimately be both a time saving exercise for the applicant and the Council as well as a possible resource saving exercise.

2.3 The Council in recent years has had numerous listed building applications, many of which are relatively minor and it is accepted that there could be significant benefits for all parties if an agreement of a ‘standard house design’ be established. One such example would be alterations to internal doorways and new doors for dormitories as any internal change would require listed building consent but in many instances, if an agreed

style could be ratified in a partnership between the Council, owner and English Heritage, this would reduce the need for such applications.

- 2.4 The Head of Planning Services met with both English Heritage and representatives from Stonyhurst College on the 18 August 2013 to discuss the establishment of a heritage partnership agreement in line with the Enterprise and Regulatory Reform Act and to consider whether or not it is appropriate to proceed with a Heritage Partnership Agreement for Stonyhurst College. This involved the discussions on a conservation management plan, a designation review and a Heritage Partnership Agreement. A draft timetable was included in the meeting and since then an indicative programme has been submitted on behalf of the Stonyhurst College which indicates a possible timeframe for significant work to enable a Heritage Partnership Agreement to commence. The main work on any Heritage Partnership Agreement would commence in January 2014 with the objective to co-ordinate the final process around May 2014.

3 ISSUES

- 3.1 This report requests authorisation to the Council to enter into a partnership. The final details of any heritage partnership agreement would have to be taken to Committee and would be subject to formal consultation. It is important to emphasise that any significant development would require listed building consent and the purpose of a partnership agreement is only to agree minor works no longer requiring formal consent providing it complies with certain requirements on design and materials. In many respects this is not dissimilar to a local development order; it could offer exemptions from planning permissions subject to specific requirements.
- 3.2 It is difficult to assess the resource implications but I would anticipate over time there would be a resource saving to all parties. One example to the Council would be in relation to the costs of advertising the applications.
- 3.3 One of the important benefits of a heritage partnership arrangement is that it could give stakeholders certainty and clarity over future works and establish whether or not listed building consent is required, I consider that this would be of significant benefit for the stakeholder but it should be noted that heritage partnership agreements would be subject to review and could be monitored to see whether or not they are effective and it could well be that alterations would be necessary in due course to a partnership arrangement.
- 3.4 It is often the case that heritage partnership arrangements are suitable for sites where there might be standard or repetitive and minor interventions to the fabric of the building. I consider that this may be appropriate in the case of Stonyhurst College and as such it would allow the college to easily agree the permitted works and reduce the number of listed building consent applications and save time on consultation.
- 3.5 I am of the opinion that the creation of a Heritage Partnership Agreement would, over time, assist all parties involved and give a degree of certainty on minor works without adversely affecting the character of any building.

4 RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications

- Resources – Initially there would be a requirement for a significant resource in relation to the Design and Conservation Officer and Head of Planning Services in the creation of a Heritage Partnership Agreement as a result of stakeholder engagement and meetings to agree what works could fall under the Agreement, as well as a need for formal consultation so it would involve significant work of officer time during the creation of a partnership arrangement. However, should it be successfully implemented, it may free up time in relation to minor applications no longer being submitted to the Council.
- Technical, Environmental and Legal – No implications identified.
- Political – No implications identified.
- Reputation – No implications identified.
- Equality & Diversity – No implications identified.

5 RECOMMENDED THAT COMMITTEE

- 5.1 Authorise the Head of Planning Services to work with English Heritage and Stonyhurst College to draw up a Heritage Partnership Agreement in relation to the Stonyhurst College campus site.

JOHN MACHOLC
HEAD OF PLANNING SERVICES

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

Enterprise and Regulatory Reform Act 2013

For further information please ask for John Macholc, extension 4502.

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