



# **IHBC SOUTH WEST BULLETIN SUMMER 2022**

---

## **Content**

- 1. IHBC News Levelling Up ?**
- 2. IHBC SW Awards**
- 3. Recycle USA**
- 4. Research 'Imitative Material Culture'**

**Alex Marsh  
Editor**

## 1. IHBC News Levelling Up ?

### News

The Planner reported on 9th July 2022 that Michael Gove's proposed changes to planning policy is to be published in July but will not as first reported, involve a revised National Planning Policy Framework (NPPF).

Michael Gove made the statement during the second reading of the levelling up and regeneration bill in the House of Commons on 8th June 2022.

In an update Mr Gove issued a letter of correction regarding the transcript of that second reading. He was responding to Green MP Caroline Lucas's question about why a net-zero test was not included in the bill, something she believed should be applied to all planning decisions, policies and procedures but which was "conspicuous by its absence".

He advised "A document setting out how we intend to change national planning policy that will be published in July will say significantly more about how we can drive improved environmental outcomes."

He also assured Caroline Lucas that the bill features "a new streamlined approach to ensuring that all development is in accordance with the highest environmental standards".

A number of questions were raised during the debate about planning, and how Local Plans agreed following consultation with local community could be overridden at any time by a change in national policy. Both Clive Betts, Labour MP for Sheffield South East and chair of the Levelling Up, Housing and Communities Committee, and Sir Geoffery - Clifton-Brown asked about national development management policies and transferring powers to local authorities and mayors.

Responding in the closing of the debate, housing minister Stuart Andrew explained: "One of the key aims of the bill is to reduce the administrative burden on local councils so that they can concentrate on delivering high-quality, locally led plans. That is why, through this bill, we hope to shift the onus of delivering on national priorities to central government through introducing a set of national development management policies. These policies will cover the most important national planning issues facing the sector, including net zero, tackling climate change **and making sure that we are also dealing with heritage issues** and protections of green belt.

“To those who are concerned that these provisions will somehow override local plans, I would say that that is not the intention. The intention is to produce swifter, slimmer plans to remove the need for generic issues that apply universally, which will help us to reduce time-consuming duplication, and to ensure that local plans are more locally focused and relevant to the local communities. I hope that, during the passage of this bill, we will be able to give more assurance on that.”

The bill will now proceed to the committee stage, where detailed examination will take place. The full debate can be read on the UK Parliament website

## **IHBC Consultation Levelling-Up and Regeneration Bill**

Fiona Newton 25th May 2022 wrote:

### **Levelling-Up and Regeneration Bill**

This Bill was introduced into the House of Commons on 11<sup>th</sup> May 2022. There will be ongoing consultation and briefings on this bill but is not a formal consultation at this time. Please consider the contents and send on any comments which might be used in an future responses. To ensure we are prepared for this please send any initial comments by 20<sup>th</sup> June.

It is described as: 'A Bill to make provision for the setting of levelling-up missions and reporting on progress in delivering them; about local democracy; about town and country planning; about Community Infrastructure Levy; about the imposition of Infrastructure Levy; about environmental outcome reports for certain consents and plans; about regeneration; about the compulsory purchase of land; about information and records relating to land, the environment or heritage; for the provision for pavement licences to be permanent; about governance of the Royal Institution of Chartered Surveyors; about vagrancy and begging; and for connected purposes.'

The clauses most relevant to our interests appear to be

- Introduction of temporary stop notices in relation to listed buildings (Clause 93) to allow local planning authorities to require that an activity which appears to be a breach of LBC ceases, pending further investigation.
- Extension of temporary stop notices from 28 to 56 days in England (S.102)
- Extension of Urgent Works Notices to include occupied parts of buildings (Clause 94) removing ambiguity over what parts of the building can be subject to an UWN
- Costs of urgent repairs go with the property so can claim from new owners

- Extension of protection. The intention is to introduce a statutory duty for local planning authority/Secretary of State when considering whether to grant planning permission or permission in principle to have special regard to desirability of preserving or enhancing designated heritage assets not covered in the 1990 Act along with their settings: i.e. Scheduled Monuments, World Heritage Sites, Protected Wreck Sites, and Registered Battlefields and Registered Parks & Gardens (Clause 92)
- Design Codes: "A local planning authority must ensure that, for every part of their area, the development plan includes requirements with respect to design that relate to development, or development of a particular description, which the authority consider should be met for planning permission for the development to be granted."
- Amending the 1990 Act to extend the duty on listed buildings from "preserving" to be "preserving or enhancing". It is not the intention to revise section 72 of the 1990 Act in relation to conservation areas, which will remain as "special attention" and with no explicit reference to setting.
- Review of Application fees and possible introduction of charging for statutory consultations
- Regard to certain heritage assets in exercise of planning functions (Clause 92)
- Removal of compensation for building preservation notice (Clause 95)
- Statutory Historic Environment Records Clause 185 concerns Historic Environment records which must be maintained by the relevant authority in order to make information available to the public.
- Amendment of section 38(6) of the *Planning and Compulsory Purchase Act 2004*: that determinations must be made in accordance with the development plan and national development management policies, unless material considerations strongly indicate otherwise.
- Development plans will be shorter and policies must be specific to the particular characteristics or circumstances of the area: they must not repeat any national policies
- Community Infrastructure Levy will be replaced by an Infrastructure Levy charged on the value of property when it is sold. Section 106 agreements will be retained.
- Environmental Impact Assessments will be replaced by Environmental Outcomes Reports
- Introduction of a system where residents of a street can hold a vote on whether it should be given planning permission similar to Local Development Orders.
- Raise the time limit for enforcement against unauthorised development to 10 years
- Local Authorities to be able to CPO land for regeneration

- Devolution of powers in England through a new combined authority, known as a 'combined county authority', an upper tier local authority.
- It would also enable local authorities to change their governance model to include, for example, a directly elected mayor, more quickly. Doing so will allow local authorities to access a more comprehensive devolution deal, ministers said. The Bill also provides a framework for local authorities to engage in capital investment without taking on excessive risk from borrowing and investing.
- Residents' vote on any changes to street naming
- New powers for Local Authorities concerning designated high streets and town centres including letting of vacant high street premises.

## 2. IHBC SW Awards

Paul Holden, Chairman, Truro Diocese Advisory Committee has updated us on the progress on the Nick Cahill Award and that the new award has been created by Kurt Jackson.



**The Nick Cahill award made by Kurt Jackson**

At this stage there are four entries for the judges to visit on Saturday 25 June - they are:

Tresparrett Methodist Chapel, near Camelford (modernisation and conservation)  
St Julietta, Lanteglos-by-Camelford. (major reordering and conservation)  
St Martins, Liskeard (reordering and modernisation)  
Penponds, Camborne (extension, reordering and facilities)

The judging panel site visits will include Mary Cahill, representatives of the Truro diocese, Cornwall Council, Historic England and the Cornish Buildings Group. The award will be presented at a family, friends and colleagues memorial event in July.

Paul Thanks everyone who has generously contributed to the award. and will be sure to let you know the winners in due course.

### **3. Recycle USA**

The Weekend FT 28/29th May featured an interesting article in its House and Home Section on Non profit salvage yards across the USA that are putting their profits back into saving historic houses. With few if any heritage grants available there might be something in this to assist owners of historic buildings struggling to finance repairs and maintenance of buildings.

It is always interesting to see other countries address these matters and there is always sometime to learn. With the mass of non listed Victorian, Edwardian, Modernist and post war domestic architecture in this country some of it occasionally is proposed for demolition, and the material if recycled should simlaly find a market from those interested in acquiring period features and sympathtic materials for repair or enhancement of their properties.

The featured 'pro social salvage yards' will sell on architectural features and materials at 20 - 50 % of market value and any profits can be reinvested in the Heritage sector often through the multitude of historic building charity organisations. Often run on a City or Town basis.

In Portland Organ a 2016 ordinance required all homes built before 1916 were dismantled so that their materials could be recycled or upcycled. The law was extended to all properties before 1940 in 2020.

The virtuous circle which is environmentally and financially sustainable. Each 'pro social salvage yard' takes otherwise landfill destined material and reuses it selling it on at low prices for recycling. The profit is then also put back into the heritage-building sector.

The sector is supported in this activity thorough a tax break that allow the owners of buildings that are being demolished to donate them to these charities and there is a tax offset to sweeten the deal. All the materials bricks, slates, tiles, doors, windows, floors boards, timber cladding and iron architecture features along with the labour costs for deconstruction of the buildings is tax deductible. It has become so successful that operators have had to concentrate on architectural elements in some cases.

### **4. Research 'Imitative Material Culture'**

---

We featured in our Autumn 2021 IHBC SW Bulletin a study by Hadas Rix, a new member of the SW branch of IHBC who had co-authored an Article with Professor Stephen Emmitt (the University of Bath) on the Imitative Material Culture, which has been published online in the Journal of Architectural Conservation (Taylor & Francis Group).

The study looked to change established attitudes to 'Imitative Material Culture' much maligned by the founders of modern Conservation movement Ruskin and Morris in respect to 'Honesty of Materials.'

Hadas has continued the study with Professor Stephen Emmitt and has informed the Bulletin that they have co authored the second part of the study on imitative crafts. It was published in the Journal of Architectural Conservation (Taylor & Francis Group) recently and is available online:

For those who might be interested in reviewing this study the abstract for this paper provides the background:

The historical imitative crafts discussed in this study, such as scagliola, Coade stone, marbling and graining, were unique and original; their use was promoted and articulated between the end of the sixteenth and the nineteenth century. The conservation of imitative crafts may be compromised without a nuanced and specific approach. Conserving inventions of the past presents unique challenges since the mechanism of deterioration of artificial and natural materials intrinsically differ; the decay of natural stone or marble is different from that of scagliola.

Current decision-making often aimed at increasing authenticity through retaining the ageing quality of the original fabric, may paradoxically devalue the heritage significance if the original imitative intentions are not followed. This work aims to set a theoretical foundation upon which a code of practice could be developed to prevent further cultural heritage loss. The fundamental difference between artificial materials and imitative surfaces should inform guidelines for conservation policy. The skills of imitative crafts should be protected to retain their cultural significance.

Hadas Rix



### **Bulletin Editors Comment**

This is the quarterly Bulletin for the IHBC SW Branch. It looks to highlight relevant news and best practice in the South West and things of interest from elsewhere.

I would welcome contributions from members in the South West as the best way to make this Bulletin relevant and worthwhile. I look forward to receive contributions on any topic, be it buildings, people or anything else members feel might be relevant and of interest. Please attach relevant photographs with contribution as these help make the Bulletin of visual interest and saves a lot of words!

Please note that Bulletin is made up from a variety of Contributor's and the Editor holds no responsibility for the viewpoints expressed or information provided.

