

Local list

Buildings of local architectural or historic interest

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Introduction

Luton's Heritage, buildings of Architectural and Historic Interest – the Local List

Luton's local heritage plays an essential role in building and reinforcing a sense of local character and distinctiveness in the town's historic environment.

In addition to Luton's designated heritage assets (its five conservation areas, its numerous statutorily listed buildings, and Wardown Park, a Grade II registered Park and Garden), there is also a Local List of buildings and structures that are of local architectural or historic interest. These locally listed buildings and structures are non-designated heritage assets that are recognised for their contribution to Luton's streetscape, history, character and identity; the Local List is provided at Appendix 1.

National policy and guidance on locally listed buildings, as non-designated heritage assets

The buildings and structures on Luton's Local List are non-designated heritage assets for the purposes of the 2023-published National Planning Policy Framework (NPPF) and national Planning Practice Guidance (PPG); both of these national policy and advice documents are material considerations in determining planning applications. The Local List likewise is itself a material consideration in the determination of planning applications.

NPPF policy for locally listed buildings and structures states that the effect of a planning application on the significance of these non-designated heritage assets – including any contribution made by their setting - should be taken into account in determination (para. 194). In weighing applications that directly or indirectly affect the non-designated heritage assets that comprise a local list, the NPPF states that 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset' (para. 203). The NPPF also states that 'local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred' (para. 204).

The national PPG explains how non-designated heritage assets on a Local List are identified as having 'a degree of heritage significance that merits consideration in planning decisions but that do not meet the criteria for designated heritage assets'. While the buildings and structures on a Local List do not have statutory protection against alteration or demolition, their local listing is a material consideration in planning decisions.

How we will determine applications affecting the Local List's buildings and structures

Part A. of Policy LLP30 – Historic Environment in the adopted Luton Local Plan 2011-2031 (November 2017) states that in order to protect, conserve and enhance Luton's 'unique and rich heritage', development proposals 'must take account of the setting, and local distinctiveness (including materials and detailing) of local affected heritage assets'. Any degree of harm and benefit arising from development proposals will be assessed against the significance of heritage assets that include locally listed buildings (i.e. non-designated heritage assets). There will be a presumption in favour of retaining heritage assets (Part B.), with Part C. of Policy LLP30 requiring

any harm or loss to be clearly and convincingly justified. Proposals affecting heritage assets require a Heritage Statement for validation (Part D.)

Therefore in accordance with Local Plan policy and consistent with the NPPF (paras. 194 to 197), we require an applicant to describe the significance of any affected heritage assets (whether designated or non-designated), including any contribution made by their setting. For non-designated assets on the Local List, the level of detail should be proportionate and sufficient to understand the potential impact of the application proposal on their significance. The historic environment record should have been consulted and the heritage asset assessed by the applicant where necessary, using appropriate expertise.

In determining the application, we will make our decision in accordance with Policy LLP30 and other Local Plan policies that are relevant, unless there are material considerations that indicate otherwise. In reaching our decision, we will identify and assess the particular significance of any of the non-designated heritage assets on the Local List that may be affected by the proposal (including proposed development affecting the setting of a locally listed building or structure). When considering the impact of a proposal on a local listed building or structure, we will take account of the available evidence and any necessary expertise, in order to avoid or minimise any conflict between the non-designated heritage asset's conservation and any aspect of the proposal.

If there is evidence of deliberate neglect of, or damage to, a locally listed building or structure, the deteriorated state of the non-designated heritage asset will not be taken into account in any decision.

Consistent with the NPPF (para. 197), we will take account of the following criteria in determining an application that affects buildings or structures on Luton's Local List:

- a) the desirability of sustaining and enhancing their significance, and putting them to viable uses that would be consistent with their conservation
- b) the positive contribution that their conservation can make to sustainable communities including their economic vitality
- c) the desirability of new development making a positive contribution to local character and distinctiveness

Background to Luton's Local List of buildings and structures that are of local architectural or historic interest

Luton's Local List of buildings of local architectural or historic interest originated between 1979 and 1981, when following extensive consultation by the Council and recommendations to the-then Department of the Environment (1979), a Local List was compiled alongside a series of new, statutory listings (1981). The adopted Borough of Luton Central Area and North East Local Plans (both adopted in 1987), and the North West and South Local Plan (1990) each then referred in their policies, supporting text and appendices to Luton's statutory listed buildings and the Local List. The adopted Borough of Luton Local Plan 1997 also referred to a non-statutory Local List being available to inspect at the Town Hall.

The borough-wide Local List of buildings of local architectural or historic interest throughout Luton is included in 'Luton's Heritage, Buildings of Architectural and Historic Interest', a Luton Borough Council booklet published in the early 1990's that highlights the architectural heritage of Luton. For ease of reference, Appendix 1 reproduces the published list of buildings and structures that constitute the non-designated heritage assets comprising Luton's Local List. All are considered to be of local architectural or historic interest, while noting that there have been changes in

circumstances for some of the buildings and structures since the Local List was first published (see Appendix 1).

Although a 2010 review of the Local List is referred to in the adopted Local Plan (para. 10.38), additions and updates to the Local List reproduced in Appendix 1 were only considered, not finalised. The reproduced Local List in Appendix 1 will be reviewed, with consideration being given to additions, as part of the proposed review of the adopted Luton Local Plan 2011 – 2031 (November 2017).

Appendix 1

Luton's Heritage, buildings of Architectural and Historic Interest – the Local List

It should be noted that Luton's Local List of buildings of local architectural or historic interest reproduced in the extract below may include buildings and structures that since its original publication have been statutorily listed in addition to those noted; please see [Historic England, Search the List](#) for the up-to-date register of nationally protected historic buildings.

It should also be noted that buildings or structures on the reproduced Local List may have been lost, or subject of planning permission for redevelopment since the List's original publication; please check Luton Council's [online register of planning applications](#) for up-to-date information on any relevant decisions.

Extract from Luton Borough Council, Luton's Heritage – Buildings of Architectural and Historic Interest

Local List – Buildings of Local Architectural or Historic Interest

The following list includes buildings and structures considered to be of local architectural or historic interest.

41 and 43 Adelaide Street	34 Guildford Street
The Black Swan Public House, Black Swan Lane	2, 6, 17, 30, 56, 60 and 64 Hart Hill Drive 'Hill View', Hart Hill Drive [Note: error on original list: 'Hill View' is located on Hart Hill Lane]
55 Bute Street	11-21 (odds) Havelock Road
12 Cardiff Road	97 High Street, Leagrave
3 and 66-76 (evens) Castle Street	Moorlands School, High Street, Leagrave
75-87 (odds), 81 and 84 Chapel Street	2 and 5 High Town Road
The Kings Arms, P.H. 82 Chapel Street	The Old English Gentleman, P.H. 17 Hitchin Road
59 and 61 Compton Avenue	The Jolly Toppers, P.H. 367 Hitchin Road
55 Crawley Green Road	3 Inkerman Street
6 Crescent Rise	7-11 (odds) King Street
16 Cromwell Hill	3 Kingsley Road
The Two Brewers, P.H. 43 Dumfries Street	11 and 13 Manchester Street
23, 25, 27, 35, 37, 39 and 58-60 George Street	23-41 (odds) Moat Lane
Town Hall, George Street [Note: since listed, on 27 August 1998 (List entry no. 1376193)]	72 and 130 New Bedford Road
4 George Street West	The Sugar Loaf, P.H. 98 New Town Street
1-11 (odds) and 2-22 (evens) Gladstone Avenue	25-35 (odds), 145 and 146 Old Bedford Road

East Lodge, Wardown Park, 145 Old Bedford Road
9-12 Oxford Road
2, 4, 18, 20, 28-36 (evens), 68, 70, 72, 91, 93, 111 and 113 Park Street
5-9, (odds), 15-19 (odds), 25, 31 and 33 Park Street West
32, 59 and 61 Rothesay Road
Cemetery Gates and Lodge, Rothesay Road
24 Stuart Street
279 Stockingstone Road
Leagrave Railway Station
Former Barn, adjacent 100 Tennyson Road

Holy Trinity Church, Trinity Road [Note: Holy Trinity Church, Trinity Road since listed, on 27 August 1998 (List entry no. 1376191)]
Holy Trinity Church Hall, Trinity Road
The former Biscot School, Trinity Road
The walls fronting Trinity Road forming the curtilage of Holywell Court, Holy Trinity Church and Church Hall and the former Biscot School
3, 6, 8 and 12-20 (evens) Union Street
35-45 (odds), 42-50 (evens), 53, 54-58 (evens), 85 and 117-129 (odds), Wellington Street
27 Windsor Street

Source: reproduced from Luton Borough Council, Luton's Heritage – Buildings of Architectural and Historic Interest, Luton Town Hall Printing Division [ISBN I 89830 00X]