

Borough, Bankside and Walworth Community Council

Wednesday 2 October 2013

5.30 pm

Darwin Court Healthy Living Centre, 1 Crail Row, London SE17 1AD

Supplemental Agenda 2

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Date: 2 October 2013

Agenda Item 8

Item No. 8.	Classification: Open	Date: 2 October 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Deputation Requests	
Ward(s) or groups affected:		All wards	
From:		Proper Constitutional Officer	

RECOMMENDATION

1. That the Borough, Bankside and Walworth Community Council consider a deputation request from representatives of the Walworth Society relating to “the threat currently facing the historic buildings in the Walworth area.”

BACKGROUND INFORMATION

2. When considering whether to hear the deputation request, the community council can decide:
 - To receive the deputation at this meeting or a future meeting; or
 - That the deputation not be received; or
 - To refer the deputation to the most appropriate committee/sub-committee.
3. The deputation shall consist of no more than six persons, including the spokesperson.
4. Only one member of the deputation shall be allowed to address the meeting, her or his speech being limited to five minutes.
5. Councillors may ask questions of the deputation, which shall be answered by their spokesperson or any member of the deputation nominated by her or him for up to five minutes at the conclusion of the spokesperson’s questions, the deputation will be shown to the public area where they may listen to the remainder of the open section of the meeting.

KEY ISSUES FOR CONSIDERATION

6. Deputation requests have been submitted by representatives of those mentioned above. A deputation can be submitted by a person of any age who lives, works or studies in Southwark. Deputations must relate to matters which the council has powers or duties or which affects Southwark.
7. If more than one deputation is to be heard in respect of one subject there shall be no debate until each deputation has been presented. The monitoring officer shall, in writing, formally communicate the decision of the meeting to the person who submitted the request for the deputation to be received.

Walworth Society

8. The deputation would like to discuss the following:

“The Walworth Society would like to make deputation to the Borough, Bankside & Walworth Community Council on Weds 2nd October to highlight the threat currently facing the historic buildings in the Walworth area.

The redevelopment of the E&C and the Heygate Estate in particular has brought the Walworth area to the attention of a large numbers of developers. While we are very supportive of the economic growth, affordable new homes and jobs that development brings and promote development which will bring thousands of new residents to our area, we believe that Walworth will be a more engaging and vibrant area to live in if it retains the buildings which tell the rich story of its past. There are those landmark historic buildings which are of such clear national importance that they are protected by listing from English Heritage and we are lucky to have a handful of such buildings in our local area.

While these buildings are wonderful in their own right it is often the more humble and everyday historic buildings which, through their materials, proportions, design and quality, truly define the character and fabric of our area and help forge its architectural identity. We passionately believe that there is great value in preserving and enhancing this character as it fosters a greater sense of shared identity for our diverse community in Walworth.

As a community, we are now repeatedly having to create campaigns to save these more humble buildings such as our old pubs (like the Huntsman & Hounds), old civic buildings (such as the Victorian Sorting Office in Penrose St) and the former Coroners Court Apartments in Manor Place Depot which are under threat.

We just do not have the tools or resources to fight all these battles. Unless protected as nationally listed buildings, the protection for these buildings is minimal and it is left to the Local Listing process, the administration of which seems to be entirely reliant upon the Local Authority to administer. Some buildings were identified for local listing in the Walworth area as part of the E&C SPD but many others which are of interest to local people were overlooked. What is also of great concern is that the Local Listing process is proceeding at a glacially slow pace and we now understand that we are waiting for a Heritage SPD to be developed, consulted on and then adopted even before the locally listed buildings can be considered for protection.

The Walworth Society wishes to highlight the situation of the threat that our local heritage and identity is facing and to make sure that everyone knows that without greater interest and active engagement from everyone, from local people, our Councillors and Southwark Council, many of buildings that provide the character and speak to the rich history our area as we walk about will be gone in 5 years time. If we wish to protect these buildings, then this needs your direct attention now and the process of affording protection must be speeded up and beefed up.”

Procedure for deputations

9. At the meeting, the spokesperson for the deputation will be invited to speak up to five minutes on the subject matter. The community council will debate the deputation and at the conclusion of the deputation the chair will seek the consent of councillors to debate the subject. Councillors may move motions and amendments without prior notice if the subject does not relate to a report on the agenda. The meeting can decide to note the deputation or provide support if requested to do so. The community council shall not take any formal decision(s) on the subject raised unless a report is on the agenda.
10. Any relevant resource or community impact issues will be contained in the comments of the strategic director.

Community impact statement

11. The Southwark Constitution allows for deputations to be made by groups of people resident or working in the borough.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

12. Having a framework to identify buildings that are important to the history of the area helps to inform sustainable development that can deliver quality homes, a range of commercial premises and generous public spaces.
13. For example, the recently adopted planning framework for the area - the Elephant & Castle Supplementary Planning Document (SPD) - established a vision for the Elephant & Castle area based on a detailed area character appraisal and resulted in the council designating two new conservation areas and identified buildings that may not be suitable for English Heritage listing but contributed to the historic character of the area in their own right. This list of important local buildings helped to inform further development in the Elephant & Castle area.
14. The buildings identified in the deputation request are all potential candidates for a what could become list of buildings of local interest. They all contribute to the historic character of the area were if they are on such a list officers could give that some weight when considering an application to develop the site. It is important to note that simply preparing a list of buildings of local interest does not preserve the buildings in perpetuity and does not prevent a developer from proposing to alter or extend them.
15. Officers would be happy to find out more about the criteria the Walworth Society proposes could be used to identify buildings of local interest; and to understand under what circumstances it is felt these buildings could be incorporated into new sustainable development. This will help inform the Heritage SPD which officers hope to publish in draft in 2014.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Written correspondence received from representatives Walworth Society	160 Tooley Street, London SE1P 5LX	Gerald Gohler 020 7525 7420

AUDIT TRAIL

Lead Officer	Alexa Coates, Principal Constitutional Officer	
Report Author	Gerald Gohler, Constitutional Officer	
Version	Final	
Dated	2 October 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Cabinet Member	No	No
Date final report sent to the Constitutional Team		2 October 2013