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25 January 2017

Dear Marie-Noel,

State of Conservation Report: Liverpool – Maritime Mercantile City (C1150)

In accordance with Decision 40 COM 7A.31 of the 40th session of the World Heritage Committee, please find attached the State of Conservation Report for Liverpool – Maritime Mercantile City World Heritage Site. We have used the format stipulated as far as is possible. The text of Decision 40 COM 7A.31 is shown in italic print to distinguish it from the State Party response which forms the body of the report.

I can confirm that we are content for the report to be posted on the UNESCO World Heritage website.

Kind regards,

Hannah Jones
World Heritage Site and Underwater Heritage Senior Policy Advisor



STATE OF CONSERVATION REPORT

LIVERPOOL MARITIME MERCANTILE CITY (United Kingdom of Great Britain and Northern Ireland) (C1150)

Further to the World Heritage Committee decision **40COM 7A.31**, the following report constitutes the requested State of Conservation Report for Liverpool – Maritime Mercantile City World Heritage Site.

1. Executive Summary

The report addresses the issues raised by the World Heritage Committee in its Decision 40 COM 7A.31. The decision has as its focus the Liverpool Waters development scheme, part of which lies in the World Heritage Site with the remainder in the Buffer Zone.

It confirms that the State Party, Liverpool City Council, Peel Holdings (the Liverpool Waters developer) and Historic England remain committed to safeguarding the OUV of the property, including the conditions of authenticity and integrity.

It reports on the progress made in developing the Desired State of Conservation Report (DSOCR), which will be essential to secure the removal of Liverpool from the List of World Heritage in Danger. The State Party is keen to secure this outcome as rapidly as possible, and accordingly the DSOCR was prepared by Liverpool City Council and submitted by the State party on 29th November 2016 in time to meet the 1st December 2016 deadline as requested by the Committee.

It provides a progress report concerning the elaboration of the Liverpool Local Plan as well as an updated report on the State of Conservation of the property.

It also addresses the request that a final Local Plan and Master Plan be submitted to the World Heritage Centre by December 2018.

The report explains the basis on which planning decisions have continued to be taken and provides assurance that no decisions have been taken which are likely to cause harm to the OUV, authenticity and integrity of the property.

There is a summary of the work that has been undertaken, which is improving the condition of the WHS and of initiatives designed to promote awareness of the WHS and its values.

The report is structured according to the format provided by the World Heritage Centre. The Committee decision is given first, in italics, followed by the Mission recommendation in italics (and in parentheses). The response of the State Party does not use italics.

2. Response from the State Party to the World Heritage Committee's Decision 40 COM 7A.31

1. *Having examined Document WHC/16/40.COM/7A,*
2. *Recalling Decisions **39 COM 7A.43** (Bonn, 2015), as well as Decisions **36 COM 7B.93** (Saint Petersburg, 2012), **37 COM 7A.35** (Phnom Penh, 2013), **38 COM 7A.19** (Doha, 2014),*
3. *Notes that all stakeholders recognize the serious concerns of the World Heritage Committee over the potential threat of the Liverpool Waters development scheme to the Outstanding Universal Value (OUV) of the property;*

The State Party, Liverpool City Council, Peel Holdings and Historic England remain committed to safeguarding the OUV of the property, including the conditions of authenticity and integrity. In determining detailed proposals that come forward for individual phases of the Liverpool Waters development, attention is being and will continue to be given by Liverpool City Council (taking advice from its Liverpool Waters Conservation and Design Boards, Historic England and others where appropriate) to the impact of the proposals on the legibility of the architectural and town planning attributes of the city in so far as these attributes relate to the OUV of the property. In seeking to protect authenticity and integrity, account will be taken of the condition of the property at the time of inscription and the fact that part of the 60ha Liverpool Waters lies within the WHS, while the remainder falls within in the Buffer Zone.

4. *Recalls the conclusions of the 2015 joint World Heritage Centre/ICOMOS Advisory mission, in particular the need to reduce the urban density and height of the proposed development from the height maximums granted for the Liverpool Waters project; and also notes the need for a global approach, linking the strategic development vision to a regulatory planning document, which provides clear legal guidelines to protect the OUV of the property, and in turn helps developers design their projects accordingly;*

The outline planning consent for Liverpool Waters establishes the maximum parameters for the development. The consent remains in legal force until 2042. The conditions of the consent provide the means by which issues such as urban density and height can be considered when detailed proposals for development are put forward. The World Heritage Site Supplementary Planning Document (2008) provides clear guidelines to protect OUV and will be updated in parallel with the Liverpool Local Plan (see the response to paragraph 5 of the Committee decision below).

5. *Although noting that the State Party proposes to develop the Desired State of Conservation for the removal of the property from the List of World Heritage in Danger (DSOCR) and the Liverpool Local Plan and Master Plan in tandem, and that they will not be approved before 2018, recalls however that the DSOCR is a tool and framework document which defines the state of conservation that a property must reach in order to demonstrate that it is no longer threatened by ascertained or potential serious and specific danger and to enable its removal from the List of World Heritage in Danger (the submission of the final draft of the DSOCR by the State Party and its approval by the Committee should come prior to the finalization and approval of the necessary planning*

*tools and regulatory framework), and reiterates its request to the State Party to submit the final draft of the DSOCR to the World Heritage Centre by **1 December 2016**, for review by the World Heritage Centre and the Advisory Bodies as requested in Decision **39 COM 7A.43**, and to include the approval of the Local Plan and the revised Management Plan as part of the agreed implementation plan for the corrective measures;*

Liverpool City Council prepared the final draft of the **DSOCR**, which was submitted to the World Heritage Centre by the UK State Party on 29 November 2016.

The Planning tools referred to in the Committee decision are the Liverpool Local Plan and Master Plan. These are described in more detail in response to paragraphs 8 of the Committee decision, but we would also invite the Committee to note that in tandem with the development of the DSOCR, Locus Consulting, an independent heritage consultancy, was appointed by Liverpool City Council in August 2016 to revise WHS Management Plan. Their proposal placed strong emphasis on the consultation process. As a result, the submission of a first draft of the plan has been informed by an initial questionnaire circulated to a wide range of consultees from the public and private sector, as well as local neighbourhood and community representatives. This was followed up with one to one interviews during December 2016. It should be noted that Locus Consulting will be developing further consultation workshops to engage widely on the development of the Management Plan, and in particular, with the prioritisation of actions arising from the aims and objectives that will guide a programme of work over the next 5 – 10 years. The final draft of the revised Management Plan will be submitted to the State Party in March 2017 for review by the World Heritage Centre and its Advisory Bodies.

The World Heritage Site Management Plan, once revised, will be an important document in guiding WHS management actions within Liverpool including those associated with development, socio-economic considerations and phasing.

In addition the Supplementary Planning Document for the WHS (SPD), which provides the essential details that underpin local planning policies for the management and protection of the WHS, will be reviewed and updated in the light of the new Local Plan. Liverpool City Council, in discussion with Historic England, has considered the Historic Urban Landscape approach in relation to the development of the revised WHS Management Plan and the development of the Local Plan and updated SPD.

6. *Further notes the confirmation from the State Party that a moratorium remains in place for the Liverpool Central Docks, but requests the State Party to ensure that only repair and reuse of historic buildings, maintenance works and small scale projects should receive permission within the rest of the property until the DSOCR is finalized and adopted;*
7. *Notes furthermore the submission by the State Party on 8 July 2016 of new information about two projects: Princes Reach, Princes Dock, Liverpool and Proposed Student Residences in Skelthorne Street, Liverpool and also requests the State Party to ensure that neither project receives project approval, until the DSOCR has been finalised and adopted;*

The moratorium referred to by the 2015 Mission was that: “No detailed planning consent will be submitted in the coming year for the Central Docks and no building activity should be initiated before 2016.” In practical terms, this has continued to be operated by the developer to date.

The DSOCR was submitted by the State Party on the 29th November 2016 in the knowledge that the earliest date on which the Committee could decide to approve it would be in July 2017. It is neither possible within existing UK legislation nor desirable for the State Party to stop LCC from taking planning decisions on new developments within the World Heritage Property. Had Liverpool City Council implemented the Committee’s request, applicants for planning permission would have been able to appeal on the basis of the Council’s failure to determine their applications and, where it was clear that planning policy and guidance (including on heritage) had been met, it is highly likely that permissions would have been granted by national government and costs awarded against the Council.

The State Party, however, continues to work in partnership with LCC, Historic England and developers to ensure that planning decisions are informed by Heritage Impact Assessments and that development will be permitted only where it does not, in the light of these HIAs, have an adverse effect on OUV. In consultation with Historic England, LCC has reinforced the need for assessment of all major developments within the World Heritage Site in line with the ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, 2011. LCC have taken this approach to the Princes Reach and Skelhorne Street developments in the buffer zone referred to in paragraph 7 of the Committee’s decision. Where appropriate, we will continue to seek the advice of the World Heritage Centre through paragraph 172 notifications. Princes Reach development was granted planning permission subject to conditions in September 2016. Skelhorne Street was granted planning permission subject to conditions in December 2016.

Whilst the State Party is unable to accede to the Committee’s request to limit the granting of planning permissions, it should be noted that the State of Conservation of the World Heritage Property is much better today than it was when the site was inscribed in 2004. LCC’s buildings at risk strategy has resulted in a huge reduction in the numbers of historic buildings at risk across the city, including many which make significant contributions to the OUV of the WHS. LCC estimates this figure to have fallen to a low level, which, in percentage terms is less than half the national average. The re-use and redevelopment of historic properties is a major priority for LCC and in recent times projects such as Central Library, the Everyman Theatre, the Philharmonic Halls, Albion House, the Cunard Building, Royal Insurance Building and Stanley Dock at a combined cost of around £160M have combined to enhance attributes and associated attributes of the OUV of the WHS. In addition, major new developments have been successfully incorporated within the fabric of the WHS and its buffer zone, including Liverpool One, the Arena, Convention and Exhibition Centres on the City’s internationally famous and recognisable waterfront.

In the State Party’s view, the decisions taken by the Committee in 2015 and 2016 have, unjustifiably, but perhaps unintentionally, broadened the concerns over the Liverpool Waters development to apply to the whole of the property, the 6 parts of which comprise a

major part of Liverpool City Centre. Developments within Liverpool Waters to date have not caused harm to OUV, and the DSOCR now seeks to ensure that corrective measures which prevent potential harm in the future to OUV are put in place to the satisfaction of the Committee.

8. *Further requests the State Party to submit the draft Local Plan and Master Plan to the World Heritage Centre, for review by the Advisory Bodies, before either document is considered for adoption by either Liverpool City Council of the State Party, and to submit the final Local Plan and Master Plan to the World Heritage Centre, by **1 December 2018**;*

The preparation, consultation on, statutory public examination of and eventual adoption of the **Liverpool Local Plan** is prescribed by national legislation and progress is described in more detail in response to paragraph 9 of the Committee decision below. The final version of the Local Plan will be available for public consultation for a period of 6 weeks in early to mid-2017. Following this the Local Plan will be subject to a public examination period chaired by an independent inspector appointed by the Secretary of State for Communities and Local Government.

Following the examination and provided that the inspector recommends the Local Plan is adopted, with or without modifications specified by the inspector, the Local Plan will be formally adopted by Liverpool City Council.

The State Party will invite the Advisory Bodies to review the draft of the Liverpool Local Plan when it is made available for consultation and to submit their advice within the statutory 6 week consultation period. It was not clear to the State Party what the Committee was referring to in its reference to a "Master Plan". Clarification was sought from the World Heritage Centre and a response containing ICOMOS advice on this matter was received on 28 November 2016. This reply suggested that the term "Master Plan" refers to the whole of the Liverpool Waters development site. However, it is the outline planning consent for Liverpool Waters that provides the Master Plan for the development. This planning consent remains valid until 2042. The State Party has consistently made it clear that the consent cannot be revoked and that the mechanism for protecting the Outstanding Universal Value of the property is the requirement for plans to be developed for each of the five neighbourhoods of Liverpool Waters before development takes place in each of these neighbourhoods. The preparation of these neighbourhood plans offers the opportunity to consider urban form, syntax, views, building heights and densities. The parameters established in the outline consent provide the maximum limits for development; the neighbourhood plans will define the actual extent of development within those parameters. Liverpool City Council will advise the State Party when individual neighbourhood plans are in preparation so that the World Heritage Centre can be notified. On this basis we advise you that the neighbourhood masterplan for Princes Dock (part of Liverpool Waters development scheme) is currently under preparation.

9. *Requests furthermore the State Party to submit to the World Heritage Centre by **1 February 2017**, a progress report on the elaboration of the Liverpool Local Plan, for*

review by the World Heritage Centre and the Advisory Bodies, it being understood that no new detailed plans affecting the property will be approved by either Liverpool City Council or the State Party before the DSOCR is officially adopted by the Committee;

Liverpool City Council carried out public consultation on a draft of the **Liverpool Local Plan** between 16th September and 11th November 2016. The new Local Plan will set the context for the World Heritage Site, and will integrate heritage conservation with the on-going socio-economic and regeneration imperative for Liverpool within the City Region. Just over 1,150 comments were received from more than 160 individuals and organisations. This represents a level of response considerably in excess of any previous statutory planning policy consultations conducted by the City Council since the adoption of its current Unitary Development Plan.

The City Council is continuing to assess the responses received, which, in view of the number received, is expected to have some impact on the timetable of the Local Plan. However, it is still expected that the City Council will be able to adopt the Local Plan before the end of 2018 as sought by the Committee.

Following the publication of the draft Local Plan in September 2016, the City Council has been working closely with Historic England to refine and enhance the Local Plan before it is next consulted upon and submitted for independent examination.

There were a substantial number of representations about the historic environment policies set out in the draft Liverpool Local Plan. Historic England made direct contact with the Local Plan Team and following a meeting in October attended by both HE and City Council officers, HE provided very helpful input and suggested amendments to the Local Plan. HE's assistance to the City Council is viewed very positively and is expected to substantially improve the final version of the Local Plan.

The response to the Committee's understanding that no new detailed plans affecting the property will be approved prior to the adoption of the DSOCR is given above in the response to paragraphs 6 and 7 of the Committee decision.

10. ***Requests moreover** the State Party to submit to the World Heritage Centre by **1 February 2017**, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 41st session in 2017;*

This report on the State of Conservation of the World Heritage property constitutes the response to the Committee's request.

2. (a) Progress achieved in implementing the corrective measures adopted by the World Heritage Committee

Corrective measures have not been formally adopted by the Committee, pending consideration of the DSOCR prepared by Liverpool City Council and submitted by the State Party on 29 November 2016. Progress against the measures recommended by the 2015

Advisory Mission was reported in detail in the SOCR submitted by the State Party on 29 January 2016. Progress achieved since January 2016 is described in Section 2 above.

(b) Propose and justify an alternative time frame.

A time frame for the implementation of the proposed corrective measures has been set out in the DSOCR prepared by Liverpool City Council and submitted by the State Party on 29 November 2016.

(c) Progress achieved towards the Desired State of Conservation for the removal of the property from the List of World Heritage in Danger (DSOCR)

The Desired State of Conservation for Removal has been prepared by Liverpool City Council and was submitted by the State Party on 29 November 2016. The progress made to date has been set out in detail in Section 1 above.

3. Other current conservation issues identified by the State Party which may have an impact on the property's Outstanding Universal Value

Following the previous State of Conservation report dated January 2016, there have been a number of significant achievements in protecting, conserving and presenting the Outstanding Universal Value of the World Heritage Site. In addition there has been significant progress in relation to the repair and re-use of historic buildings at risk as detailed below.

The previous Statement of Conservation report of January 2016 identified a number of listed buildings that had been repaired and brought back into use, including the II* listed north warehouse at Stanley Dock, the II* listed Royal Insurance building and II* listed Albion House on James Street. These buildings continue to operate very successfully as hotels, and the success of the Titanic Hotel located at Stanley Dock has encouraged the owners to submit planning applications for the adjacent disused historic buildings within the Stanley Dock complex. The grade II Tobacco warehouse will be converted to apartments, with commercial and exhibition space at ground and first floors, whilst it is intended that the South Stack warehouse will be converted to hotel and residential uses. The City Council's strategy for securing the future of historic buildings at risk, supported by Historic England is achieving one of the highest success rates in England.

Liverpool City Council is taking a lead in raising awareness of the WHS through its own actions, for example through its acquisition and sensitive adaptation of the Grade II* Cunard Building (one of the "Three Graces" on the waterfront). The office floors have been fully-fitted out and the building is the main location for the City Council, with suites for the Mayoral and Chief Executive teams. The ground floor has been converted into a restaurant and the national British Music Experience centre, which is scheduled to open later this year. The latter acknowledges the global importance of Liverpool as the leading centre in contemporary music, with the Statement of Significance containing reference to the Beatles.

It will also allow the building to be accessed by members of the public for the first time. In 2015 Liverpool also achieved UNESCO Creative City network status for music.

Liverpool City Council continues to work with the local newspaper, the Liverpool Echo, on a project called 'Stop the Rot'. This has identified 25 historic buildings that require repair and new uses, and features a history of each building and an examination into the circumstances of their ownership, redundancy and the efforts being made into bringing them back into use. Some of these buildings are within the World Heritage Property, and the City Council has a working group of politicians and officers who meet regularly to plan their repair and re-use. The campaign has proved to be highly popular with the readers, and is intended to bring transparency to the process of how these issues are dealt with by the Authority, as well as to raise awareness of the significance of historic buildings at risk among the residents of the City. Key buildings include the Wellington Rooms and St Luke's Church described below.

Wellington Rooms

The Wellington Rooms is a grade II* listed former assembly room located in the buffer zone near to the Metropolitan Cathedral. The premises has been unoccupied for more than a decade and fallen into disrepair. The Wellington Rooms is recognised by the City Council and by Historic England Liverpool's top priority heritage building at risk. The Council is therefore taking positive action with Merseyside Building Preservation Trust and partners to conserve this important heritage asset through a programme of urgent works and ultimately by securing a long-term sustainable future use for the Wellington Rooms. Options for future use include the creation of an "Innovation Hub" proving space for businesses, meeting space, a café and interpretation centre.

St Luke's (Bombed Out) Church

The former Church of St Luke is a Grade II* listed building within the buffer zone and has been included on the English Heritage Register of Buildings at Risk since the register's initial publication in 1998. The interior suffered catastrophic incendiary bomb damage at the hands of the Luftwaffe, which 'blitzed' Liverpool in 1941 leaving only the external masonry walls capable of salvage. In view of the building's outstanding architectural value and generally poor condition Liverpool City Council are now undertaking a £500,000 programme of urgent works to the building, jointly funded by the City Council and Historic England.

These initiatives build on the highly effective Liverpool City Council Buildings at Risk project, the most successful project of its type in England, with the numbers of buildings at risk reduced from 12% of stock to less than 3% over the past 10 years.

The City Council has produced a refreshed strategic heritage report that was adopted in October 2015. This sets out the priority historic buildings for funding, and this has been drawn up in conjunction with Historic England and Heritage Lottery Fund so that all three organisations can work together on these key buildings, sharing a strategy for repair and re-use. Whilst a number of these projects are outside the World Heritage Site and its buffer zone, they are still significant heritage attributes in terms of an approach to integrated heritage management using the Historic Urban Landscape approach. Although the strategy

majors on buildings at risk, it also includes community and educational heritage projects including a World Heritage Site interpretation stream.

The **Atlantic Corridor Development Framework** was published in October 2016. This document is an informal framework plan for the City Council and its partners in regeneration for the Atlantic Corridor area of the city. This is an area south of the Stanley Dock complex comprising the remnants of historic warehousing that have been redundant for decades. It provides the overarching context for regeneration and establishes principles for development. It will be used to demonstrate the aspirations for the area, help lever in funding, and guide the use of limited public sector resources.

The area offers a distinctive sense of place recognised by its designation as a World Heritage Site, associated Buffer Zone and Conservation Area centred on the Docks, the dock Wall, Stanley Lock flight and important warehouse building groups. The document contains a section on **Heritage and Historic Environment**, which provides advice on the character and the significant heritage assets within the area, supported by reference to the WHS Supplementary Planning Document (Liverpool City Council - 2009).

Given the success of the Stanley Dock complex regeneration scheme undertaken by Harcourt Developments, this project has acted as a catalyst for the development of the surrounding area with new uses being attracted to the city fringe location and historic fabric. The area is now the home of Sound City, a music festival hosted from Bramley Moore Dock, and is continuing attracting creative, digital and cultural sectors including the recent announcement that Creamfields would be relocating to a venue at Central Dock to deliver music events in the City.

Work is also progressing on implementing the City Centre Strategic Investment Framework, which includes the World Heritage Site and its buffer zone within its boundary. As plans are being developed to upgrade the public realm and highways, creative interpretation that reveals the OUV is being designed as an integral element to assist with wayfinding and navigation of the Property and increase awareness and understanding of its significance for pedestrians.

In December 2016, LCC was awarded “Role Model” status in Europe’s largest sustainable Heritage project **Horizon 2020**. Liverpool is one of ten Cities to successfully bid for 10 million euros of Horizon 2020 European funding to examine how historic city centres can use heritage as a powerful engine for economic growth. The City is to receive just over 400,000 euros in the ROCK programme (Renewable Heritage in Creative and Knowledge Economies) which will be invested in a three year plan to drive community engagement linked to the city’s Mercantile World Heritage Site.

The funding will be used to deliver a dynamic marketing programme to help increase awareness of the city’s unique heritage as well as income from Heritage-themed products at St George’s Hall and Liverpool Town Hall. The funding will also kick start pilot activity at St George’s Hall to enhance its forthcoming application to the Heritage Lottery Fund.

This 32 partner project will place Liverpool at the pinnacle of European research in sustainable heritage and will see the city participate in a best practice knowledge sharing programme including exchange visits and conferences. Receiving this funding will allow Liverpool to invest in radically improving its marketing and interpretation of the World Heritage Site and its key assets to local people and visitors. The collaboration with partners across Europe will also provide an invaluable opportunity to learn from best practice in other role model cities such as Athens, Bologna and Lisbon.

LCC is currently liaising with RIBA with a view to establishing a WHS Hub in the new North RIBA Centre. This is scheduled to open later this year. LCC is also exploring potential for other hubs within the property including St George's Hall.

LCC is currently scoping the Terms of Reference for an Urban Design and Heritage Review Panel, which will have heritage expertise including the Mayoral Lead for Heritage as a part of its membership, and will inform development within the planning process.

URBACT III – 2nd Chance

In 2015 Liverpool City Council was invited to join an URBACT network led by the Municipality of Napoli. Entitled 'Awaking the Sleeping Giants' the project examines the potential re-use of redundant historic buildings and shares best practice between Napoli, Ljubljana, Brussels and Maribor, and a number of other European cities. In March 2016 the partners met in Naples to develop the application which was approved in May 2016. On 20 - 21 June 2016, Liverpool hosted a two-day Action Planning Network 'Kick-off' Meeting for the partners. The programme included presentations from the City and the Building Preservation Trust and guided site visits to Liverpool's project buildings - the Wellington Rooms, St Luke's Church and exemplar schemes in the Ropewalks. Outcomes arising from the Liverpool seminar will include the development of good practice fact sheets on how to support the reactivation of vacant buildings and generate ideas for uses and awareness raising activities to attract users. These good practice fact sheets will be published at the end of the network in May 2018 as part of the 2nd Chance good-practice compilation.

HEPIA Student Visit

In June 2016, Liverpool City Council assisted HEPIA (Geneva University of applied sciences Western Switzerland technology, architecture and landscape) with their arrangements for a week-long study tour for their students to Liverpool. The course tutors were interested in understanding about the issues and challenges of achieving sustainable development within the context of Liverpool's World Heritage Site and the UK planning system. Their itinerary also included visits to Stanley Dock, the Titanic Hotel, Albert Dock and the waterfront to observe models of good practice in heritage conservation schemes.

- 4. In conformity with Paragraph 172 of the *Operational Guidelines*, describe any potential major restorations, alterations and/or new construction(s) intended within the property, the buffer zone(s) and/or corridors or other areas, where such**

developments may affect the Outstanding Universal Value of the property, including authenticity and integrity.

The State Party has notified the World Heritage Centre of a number of developments with the potential to impact on the OUV of the property since the January 2016 State of Conservation Report was submitted. Notifications were sent on 8 July 2016, 13 October 2016 and 8 December 2016. These notifications are attached in Annex A to this report. Since submitting the December notification, the planning application for Millennium House, liaising closely with Historic England, has been referred back to the developer to address the potentially adverse impact on OUV.

5. Public access to the state of conservation report

The State Party is content for the full report to be uploaded to the World Heritage Centre's State of Conservation Information System.

6. Signature of the Authority

Ms Hannah Jones

World Heritage Site and Underwater Heritage Senior Policy Advisor

ANNEX A: Paragraph 172 notifications submitted in 2016

8th July

Dear Marie-Noel,

Liverpool Maritime Mercantile World Heritage Site – Paragraph 172 notification

I am sending you details of two planning proposals in the buffer zone of the Liverpool Maritime Mercantile City WHS, in line with paragraph 172 of the *Operational Guidelines*.

At Princes Dock there is an application for a 34 storey tower in the buffer zone of the WHS close to the dock wall which forms part of the property. The details of the proposals and supporting documentation can be found at [Online Standard Details](#) . This is the location of the proposed Shanghai Tower which was given outline planning consent as part of Liverpool Waters in 2012. The outline consent was for a tower in excess of 50 storeys. When English Heritage provided advice on Liverpool Waters its assessment was that the Shanghai Tower would be read as part of the cluster of tall buildings in the business district of the city and that it would not have an adverse impact on OUV. The detailed planning application for the 34 storey Moda Tower is accompanied by a Heritage Impact Assessment undertaken by the developer, which suggests that there is unlikely to be any significant impact on OUV. Historic England is in broad agreement with this assessment and its advice letter to Liverpool City Council is attached. The significant reduction in height from the originally proposed Shanghai Tower is an example of how positive changes to the outline permission for Liverpool Waters can be made at the detailed planning stage.

At Skelhorne Street there is an application for a large building located in the buffer zone adjacent to Liverpool Lime Street railway station, which lies within the WHS. This proposal has been submitted recently and Historic England has not yet offered its advice to Liverpool City Council. An HIA for this application is expected imminently. I will forward you a copy of Historic England's advice when it has been provided. The details of the application and supporting documentation can be found at [Online Standard Details](#).

Please do not hesitate to contact me if you require any further information at this point.

Kind regards,
Hannah Jones

World Heritage Site and Underwater Policy Advisor

13th October

Dear Marie-Noel,

Liverpool Maritime Mercantile World Heritage Site – Paragraph 172 notification

Further to my letters of 8th July and 20th September 2016, I am writing to update you on the Princes Dock and Skelhorne Street planning applications within the buffer zone of Liverpool Maritime Mercantile City WHS, in line with paragraph 172 of the *Operational Guidelines*.

Planning permission for the Moda Tower scheme at Princes Dock was granted on 20th September, following the production of a Heritage Impact Assessment which suggested that there is unlikely to be any significant impact on OUV. You will recall that the outline consent granted for this scheme was for a tower in excess of 50 storeys entitled the Shanghai Tower. You will also recall that English Heritage did not object to this component of Liverpool Waters, on the basis that the structure would be read together with the existing tall buildings in this area and would not therefore result in a significant adverse impact on the setting of the Three Graces in the majority of key views. The Moda Tower is of a significantly reduced height at 34 storeys, demonstrating that it is possible for amendments to be made to individual schemes within the original Liverpool Waters outline permission at the detailed planning stage.

The Skelhorne Street development has also now been granted planning permission (11th October). Similarly to the Moda Tower application, a Heritage Impact Assessment was produced for this scheme in line with ICOMOS Guidelines for Cultural World Heritage Sites and was provided to Liverpool City Council in order to assist in the decision-making process. The new building occupies what is currently a gap site which does not contribute to the OUV of the property, nor to the protection of its setting. Substantial blocks of student accommodation have been constructed previously on Skelhorne Street and the development will complete the redevelopment of this particular area. The principal attributes and components of OUV in the adjacent part of the WHS are the cultural buildings on St George's Plateau and Lime Street railway station. These structures are built on a grand scale that allows new development of some mass and height to be appropriate to the historic context and avoid compromise to the setting of the WHS; nor does the scheme impact on the ability to understand and appreciate OUV.

Historic England has been involved throughout the planning process for both schemes, and believes that neither will have a harmful impact on the OUV of Liverpool World Heritage Site.

If you require any further information on either of these schemes, please do not hesitate to contact me.

Kind regards,

Hannah Jones
World Heritage Site and Underwater Policy Advisor

8th December

Dear Marie-Noel,

Paragraph 172 notification: Liverpool Maritime Mercantile City WHS

In accordance with paragraph 172 of the *Operational Guidelines*, I am writing to inform you of some new planning applications within Liverpool Maritime Mercantile City World Heritage Site. The details of the applications and supporting documentation can be seen via the links below. Historic England has been consulted on these applications and does not believe them to present harm to the property's Outstanding Universal Value. The schemes are:

21 The Strand: [21 The Strand 16F1826](#)

30-36 Pall Mall: [30-36 Pall Mall 16F2634](#)

Victoria Street Car Park: [Victoria Street Car Park 16F2673](#)

48-54 Renshaw Street: [48-54 Renshaw Street 16F2022](#)

Historic England has expressed some concerns regarding a further scheme, Millennium House ([Millennium House 16F2187](#)), as it believes that while the principle of a two storey extension on Millennium House is acceptable, the current designs are not of an appropriate quality. It also considers the current Heritage Impact Assessment to be insufficient, and has therefore requested that the local planning authority negotiate improvements to the document in order to demonstrate that the potential impact of the scheme on the OUV of the WHS has been appropriately considered. I will provide an update on this in due course.

Please let me know if you require any further information on any of these schemes.

Kind regards,

Hannah Jones

World Heritage Site and Underwater Policy Advisor