

APPENDIX 4

LOCAL LISTS OF BUILDINGS

A guide to help in understanding the issue of local listing

What are local lists of Buildings?

The Government actively encourages local authorities to promote the protection and conservation of its built heritage. Locally, 'Listed Buildings' can be seen as part of that process. The idea is that they will be selected where they meet specified criteria. They will then have the status of locally listed buildings and will be recognised for their historic and architectural importance through the planning system. They will also have the status of being 'special' and valued from the heritage standpoint.

Where did the idea come from?

A number of local authorities have adopted a local list of buildings. The Government's heritage advisor 'Historic England' promotes the idea of local listing. Fylde Council's adopted Heritage Strategy sets out the principles of compiling a list of locally important buildings and so, this project aims to deliver that part of the Strategy. The web site link at the end of this guide note will direct the interested reader to the Strategy.

Why have them in Fylde?

One of the recognised qualities of Fylde as a place is the wealth of attractive towns, villages and rural landscapes. Individual, as well as groups of buildings, reflect the history and development of the area and are often valued by the communities in which they are located. With such a rich heritage, many buildings are important to the character of places and should be recognised for the contribution they make.

Is local listing the only means of recognising and conserving our built heritage?

No. Fylde contains over 200 buildings that are considered to be of national importance i.e. nationally listed by Historic England. In addition, the Borough contains 10 localities that contain historically important parts of towns and villages, which have been designated as conservation areas. There are also 3 historically important parks and gardens, designated as such in view of their national significance. There are also a number of sites of archaeological importance. Further information can be found in the Heritage Strategy.

What is the difference between a listed building and a locally listed building?

As outlined in the preceding paragraph, listed buildings are designated by Government on the advice of Historic England, in recognition for their architectural and historic interest in the national context. As such, consent is required for any type of development that would impact on the character of such a building. Locally listed buildings are designated for their local significance by the Local authority (in this case Fylde Council). Planning permission requirements remain as if the building were not listed unless there is considered to be a justification for additional planning controls being introduced, in order to safeguard the character of the buildings.

How they chosen and what are is the process?

The principal criteria for local listing is that the building has notable architectural and historic significance. Fylde Council has adopted specific criteria so that buildings can be selected with consistency. The criteria

applied is based on good practice, as advocated by Historic England and adapted to meet the circumstances appertaining to this Borough. The specific criteria applied is set out in the Local Listing Protocol document, referenced at the end of this guide. The step by step method of local listing is also set out in the Protocol.

What does this mean for a property owner?

The owner will of course be notified of any intention to locally list. Practically, this will make little difference and initially there will be no additional planning controls as there would be, for example, if a building were to be nationally listed. However, the intention of local listing is one of protecting the architectural and historic interest of the building for the longer term. As a result, the local authority may seek to introduce additional planning controls and would also offer building owners constructive advice about potential changes they may propose. The main aim is one of protecting the character of the building and not automatically preventing any changes. Additional planning controls are in place in some of the designated conservation areas.

Can a property owner object?

Yes. There is an appeal system built in to the local listing protocol. This will be based on a challenge being made that the building does not meet the criteria claimed, as set out in the Protocol. An objection would not be valid simply based on the premise that the owner, or other party, simply does not like the idea.

If I object what happens?

When first notified of a potential listing, it is hoped that the building owner or other interested party would discuss any issue they may have with officers of the local authority. If after doing so their objection remains there is a right of appeal. This would be delay with by a separate appeal panel taking account of the views of the objector. Following that panels recommendation, the matter will be placed before the Council's planning committee who will make the final decision.

Will local listing be recorded and if so how?

The local listing for a building will become a land charge and would be notifiable upon the sale of a property. In addition a locally listed building will be retained on the Council record and published on its web site.

If someone wishes to make changes to a locally listed building can they get advice?

Yes. The idea is one of ensuring that any potential changes are carried out sympathetically and appropriately. Therefore, officers with knowledge and expertise in heritage matters would be pleased to offer advice in respect of the potential aspiration of building owners to make changes to locally listed buildings.

If I require planning permission for works to a locally listed building, how will this be judged?

Account would be taken as to how the proposals would impact on the special character of the building in question. This would include looking at the overall scale and design of the development, the materials of construction and ensuring that they are appropriate to the building in question.

Would I need planning permission for changes to the inside of a locally listed building?

The principal aim of locally listed buildings (unlike nationally listed buildings) is to recognise and then conserve and protect them in view of the positive contribution they make to the character and appearance of the street or locality on which they are located. Whilst, from a heritage point of view the careful retention and restoration of period fittings within buildings would always be recommended, the building owner would not require permission from the planning authority for changes to the inside of buildings.