



URGENT ITEM

By reason of special circumstances, which are that the buildings being considered in this report would be at potential risk of demolition. The Chairman is of the opinion that this item should be considered as a matter of urgency.

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF PLANNING AND HOUSING	PLANNING COMMITTEE	27 JUNE 2018	URGENT ITEM
HOME FARM, LYTHAM – LOCAL LIST OF HERITAGE ASSETS			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

Home Farm is situated within the curtilage of Lytham Hall (grade 1 listed building) and is within Lytham Hall parkland (grade 2 Register of Historic Parks and Gardens). It was identified as a building with special local interest and as such was researched and presented to the Local Listing Expert Panel.

The Local List Expert Panel considered the asset and concluded that the farm met all of the selection criteria. As a result it is considered to have significant historic and architectural interest; the panel has recommended that the farm be added to the Local List.

RECOMMENDATION

1. That Home Farm be added to the Local List of buildings of architectural and Historic Interest

SUMMARY OF PREVIOUS DECISIONS

These particular buildings have not previously been considered for inclusion on a Local List by committee.

On 13 September 2017 Planning Committee resolved:

1. To approve and adopt the local list of buildings as set out within Appendix 2 of the report contained within the Ansdell and Fairhaven Heritage Zones.
2. To authorise officers to undertake further research, as appropriate, to inform whether the principle of conservation area designation, within the area as delineated on the plan, as shown at Appendix 1 of the report.
3. To grant delegated authority to officers to consider the necessity for the introduction of Article 4 Directions, as may be relevant, to each locally listed building and thereafter, and following appropriate consultation, introduce such directions.
4. To authorise the making of an Article 4 Direction to restrict the demolition of boundary walls along Commonside/Rossall Road, as appropriate, without the requirement to obtain planning permission.
5. To extend the local listing project into the rural wards of the Borough and that the appropriate level of consultation be authorised.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	
Delivering the services that customers expect of an excellent council (Clean and Green)	
Working with all partners (Vibrant Economy)	
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	√

REPORT

Members will be aware that the compilation of a local list of buildings of architectural and Historic Interest (a local list) is ongoing and that a number of properties have already been considered by this committee for inclusion on the list. This exercise is generally being carried out on an area by area basis, but in circumstances where it is considered that a building may be under imminent threat, individual properties have been considered for addition to the list outside the normal programme of work.

An application for planning permission (17/0531) has been received by the council which proposes the demolition and redevelopment of the buildings at Home Farm, Lytham. Accordingly it is considered that these buildings are under threat of demolition and so urgent consideration needs to be given to adding these buildings to the local list.

The Local List Expert Panel considered the asset and decided that the farm met all of the selection criteria (Age, Architectural Merit, Archaeological interest, Historic interest, Group Value, Setting, Rarity, Designed Landscape, Landmark Quality) and has high special historic and architectural interest; the panel has recommended that the farm be added to the Local List.

The Panel discussed the historical significance of the home farm for Lytham Hall and agreed that the parkland including woods was expansive and linked the farm to the Hall and its closer satellite buildings.

The Panel also expressed surprise that Home Farm was not nationally listed in its own right, as is the case with the stables, dovecot, statue and main entrance gates, as the home farm for the Hall clearly establishes a very strong historical and functional value. The Panel noted that some very early buildings remain, especially at the farm stables, and remarked that the retention of the kitchen garden wall with the Clifton Arms crest particularly elevates the historical interest.

It is considered that Home Farm and its associated buildings are already protected by virtue of being located within the curtilage of Lytham Hall. However, as such assessments are subject to an element of interpretation and given the particular importance of this group of buildings, adding them to the local list would complement the curtilage listed status and recognise their own intrinsic heritage value.

IMPLICATIONS	
Finance	none
Legal	none
Community Safety	none
Human Rights and Equalities	none
Sustainability and Environmental Impact	Adding the properties to the local list would help to sustain the built heritage of the Borough.
Health & Safety and Risk Management	none

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Planning Application 17/0531	13/10/2017	www.fylde.gov.uk

Attached documents

Appendix 1 – Home Farm plan

Appendix 2 – Home Farm data sheet