

Fylde Council Local List of Heritage Assets – Frequently Asked Questions

What is the purpose of a Local List?

- To raise awareness of an area's local heritage assets and their importance to local distinctiveness.
- To inform developers, owners, council officers and members about buildings within the local authority boundary that are desirable to retain and protect.
- To provide guidance and specialist advice to owners to help protect the character and setting of those buildings, structures, sites and landscapes.
- To help the council in its decision making when discussing proposals and determining planning applications.
- To record the nature of the local historic environment more accurately.

What can be included on the local list?

A heritage asset can include buildings, structures e.g., monuments, sites, places, areas or landscapes: these can all be 'locally listed'. What makes a building locally list-able? Locally list-able buildings, structures, sites and landscapes are those that do not quite meet the criteria for being nationally listed (i.e. listed buildings, scheduled monuments, registered landscapes, battlefields, and protected wrecks listed on the National Heritage List for England - <https://historicengland.org.uk/advice/hpg/heritage-assets/nhle/> but which are still of architectural or historical importance in their local area.

What does locally listed status mean for a property owner?

The property being on the local list will not mean that alterations will now need planning permission. The Local Authority may seek to introduce additional planning controls where the property has high level of permitted development rights and would respond by using its powers to impose an Article 4 Direction to remove the permitted development rights and thereby bringing control, in order to ensure that the alterations do not harm the architectural and historic interest of the locally listed building. It is likely that the only occasion when an Article 4 Direction is considered is in the case of a dwellinghouse.

The main aim is one of protecting the character of the building and not automatically preventing any changes. The locally listed status will be only one of the material considerations in determination of a planning application.

What if something is not on the local list?

This does not necessarily mean that it has no heritage value; simply that it does not currently meet the selection criteria or that it has yet to be identified. The Local Heritage List is intended to be a 'live' document subject to future revision.

Can a property owner object? How will any appeal be dealt with?

Yes. There is an appeal system in the local listing scheme. 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 would prefer that the property is not on the Local List.

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. A valid appeal would be dealt with by a separate appeal panel taking account of the views of the objector. Following that panel recommendation, the matter would be considered by a Council's committee to make the final decision.

How will local listing be recorded?

When an official search is submitted the status will appear on the return. In addition, a locally listed building will be retained on the Council record and the location be published on the 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 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?

Whilst, from a heritage point of view the careful retention and restoration of period fittings within the building would always be recommended, the building owner would not require permission from the planning authority for changes to the inside of the building.