

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	17 JANUARY 2018	4
<b>LOCAL LISTS OF BUILDINGS : HERITAGE ZONES 3-9</b>			

### PUBLIC ITEM

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

### SUMMARY

The Council's Built Heritage Strategy was formally approved in November 2015. It contains a complete review of the nature and scope of the built heritage assets of the Borough, the appropriate legislative framework and an action plan that lists a series of projects that are to be undertaken during the life of the Strategy. An important priority was considered to be the compilation of a local list of buildings.

The compilation of a local list was authorised by the former Development Management Committee and to assist in the broader understanding of the issue a member briefing was held in September 2016.

A report was presented to Committee in September of this year reminding Members the processes that have been adopted in the implementation of the project. The recommendations were confirmed and the second batch of locally listed buildings were approved. The two zones with locally listed buildings now approved are within the Fairhaven zone and Ansdell zone. This report, likewise, seeks approval for locally listed buildings in the remaining zones of Lytham St Annes.

There are 7 zones in question for consideration as shown in appendix 1, the list of buildings. Detailed maps of the zones illustrating the geographical location of the proposed locally listed buildings will be available at the meeting.

### RECOMMENDATIONS

1. That the local list of buildings as set out within Schedule 1 (Appendix 1) contained within the seven remaining zones be approved and adopted.
2. That authority be delegated 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.

### SUMMARY OF PREVIOUS DECISIONS

On 26 March 2014, in line with the recommendation of the Policy Development Scrutiny Committee of 6 March 2014, Cabinet resolved to:

1. Approve the consultation exercise as undertaken in respect of the [Heritage] Strategy and responses thereto be noted and the incorporation of these into the final Strategy.
2. Recommend to Cabinet that the Strategy as presented be approved and thereafter be adopted as official Council Policy.
3. Recommend to the Cabinet that the Task and Finish group to remain in operation, for a period of no more

than 12 months, to oversee the initial implementation of the Strategy, Action Plan and Work Plan and the setting up of the Heritage Forum.

A series of task and finish groups were held culminating in the adoption of the Built Heritage Strategy for Fylde 2015 – 2032 in November 2015.

On 20 January 2016, the Development Management Committee was invited to appoint members to a working group, to be known as the Project Board in the delivery of the local listing of heritage assets.

Following consideration of this matter the Committee RESOLVED: to appoint Vice-Chairman, Councillor Richard Redcliffe, Councillors Maxine Chew and Peter Collins to the working group.

In March 2017, Planning Committee RESOLVED TO approve the methodology and Protocol relating to the implementation of the project, the concept of protecting and recognising Groups of High Townscape Value, the scope for conservation area review and further potential designations and the locally listing of the first 'batch' of 10 buildings.

In September 2017 Planning Committee RESOLVED TO approve the Groups of High Townscape Value in Ansdell, the scope for conservation area review and further potential designations and the locally listing of the second 'batch' of locally listed buildings.

#### CORPORATE PRIORITIES

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

## REPORT

### 1. Introduction and Background

The Council's Built Heritage Strategy (2015 – 2032) was adopted in November 2015 following an extensive programme of research and consultation. It involved the setting up of a task and finish group of members, who helped guide its progress. The Strategy has had the full endorsement of Historic England (HE). Local Listing is viewed by HE as an important aspect of heritage protection and the National Planning Policy Framework encourages planning authorities to recognise and designate locally important heritage assets to help facilitate their conservation and protection.

The Strategy is based around four themes, which seek to promote, protect and conserve the rich built heritage of the Borough. Attached and integral to the Strategy is the extensive Action Plan that seeks to deliver specific projects that will be undertaken during the lifetime of the Strategy. Theme 1 : Conserving the Built Heritage, specifies a number of projects which includes the compilation of a 'Local List of Buildings', and a review of Conservation Areas including the scope for boundary reviews, new designations and the preparation of appraisals and management plans. The latter are required by statute and are an important part of the development management process.

Following the adoption of the Strategy, Committee authorised officers to commence a programme of local listing. To assist the process it was further agreed that three councillors would be appointed to form a small Project Board (Committee resolution dating from 20th January 2016). This was aimed at overseeing the process and act as a sounding body for the relevant officers, as the project proceeded. This was seen as particularly important as there is no prescribed process for the undertaking of local listing, apart from some advisory material from Historic England. The specific methodology has emerged as the project has proceeded.

The Local Plan, as it is emerging – and gaining more weight in the planning decision making process - contains a range of policies in respect of heritage protection and enhancement (Policy ENV 5). Local listing of heritage assets is a key part of this policy.

## **2. Methodology Applied : Initial Selection Process**

As outlined in the foregoing section, there is no prescribed method of compiling local lists of buildings. However, Historic England have produced some guidance and in-house research has revealed that a number of local authorities have produced their own lists. Having regard to the material available, the methodology being used takes into account the advice and practice available elsewhere. However, the approach being applied in Fylde is somewhat bespoke, influenced by local circumstances, as the project has emerged. The approach being undertaken, has been discussed with advisors from Historic England who are in support the method being used.

In compiling a methodology four significant questions arose, which can be summarised as follows:

- How buildings can be identified?
- What is the threshold for their inclusion i.e. what measure of quality is appropriate?
- What is the method for final selection?
- What are the implications of local listing?

To answer these questions a 'Protocol' was been prepared and this document was approved in March of this year.

## **Methodology : Expert Panel**

The ultimate decision as to whether a building becomes locally listed rests with the Council's Planning Committee. However, in order to ensure that the buildings recommended for local listing are suitable, the buildings are placed before a Panel which comprises of individuals who are considered to have the appropriate knowledge and skills. The buildings recommended for 'local listing' have been supported by the Panel.

## **3. Notification to building owners and other interested parties**

Following consideration by the Panel, the owners of the buildings affected have been notified. This has been undertaken by letter and includes an explanation of the local listing process, a question and answer sheet which identifies commonly asked questions, a data sheet explaining the significance of the building and links to the Council's web site, where further information is displayed. It is further explained that the process has an in built appeals process, that can be used in cases where Council officers cannot deal with any initial concerns of owners.

In respect of the Ansdell zone, a number of enquiries were made from building owners, but these have been resolved. As such, there have been no appeals to consider.

## **4. Implications of Local Listing and Article 4 Directions**

At the meetings of March and September 2017, Committee authorised officers to consider the necessity of introducing Article 4 Directions to particular buildings, to bring under control potentially harmful 'permitted development'. It should be noted however, that many of the commercial buildings that have been locally listed, or those with a mixed use, do not benefit from the same extent of permitted development as, for example, dwelling houses. As a consequence, it will be appropriate to consider the potential effects of permitted development on a case by case basis. It is suggested that this issue be considered as a follow up matter, whereby the implications of permitted development can be fully considered. It was resolved at the Committee meeting in March that if officers consider Article 4 Directions to be appropriate, then this matter will be reported to Committee with the issues and implications set out for due consideration.

## **5. Unresolved matters**

The Fairhaven Zone was considered in full at the Committee meeting in March. However, two buildings were 'deferred' prior to Committee. These related to no.225, Inner Promenade and the boathouse at Fairhaven Lake. The first was in view of a potential objection/appeal from the owners of 225, which has not materialised, following discussions with the said owners. The second was deferred pending further information, which has been resolved. It is recommended that these two buildings be added to the local list.

## 6. Progress to Date

The resolution of Committee was one of completing the Lytham and St Annes area given the funding support offered by the Civic Society in the first instance. This would also enable to system to the 'trialled' such that it could be rolled out across the rural parts of the Borough.

The project is now to extend into the remainder areas of the borough. The methodology and processes that have been applied so far are entirely applicable to the other towns and parishes and will help to continue the steady progress made so far. Eventually local listing project will

7. The lists of buildings total 88 in number. 24 buildings are already contained within the local list. These range from large commercial buildings, dwellings, communal buildings and unusual artefacts. Once approved by Committee, the status is confirmed and owners and interested parties notified of the final decision. It can be assumed that where buildings are contained within the list, they are placed on it either on the basis that the particular owner supports (or does not object) to the proposed listing or in a few cases, where initial representations and potential objections have been resolved. As of the time of preparing the report, there have been no formal appeals against the proposals to locally list. Once contained within the list, the status afforded by listing becomes a material factor in the determination of any planning application.

## 8. Conclusion

The local listing project has progressed well with all Lytham St Annes zones complete. It is proposed to progressively bring additional lists to Committee covering the rural areas. A report in respect of conservation area review and designation will be brought forward in due course.

IMPLICATIONS	
Finance	No financial implications arising directly from this report.
Legal	None specific outside normal planning considerations
Community Safety	None
Human Rights and Equalities	None specific
Sustainability and Environmental Impact	Project seeks 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
Built Heritage Strategy for Fylde 2015 – 32 Report to Development Management Committee	November 2015 20 <sup>th</sup> January 2016	Town Hall or Web site <a href="http://www.fylde.gov.uk">www.fylde.gov.uk</a>

### Attached documents

1. Schedule of Buildings proposed for local listing within the zones 3-9 (inclusive). The full data sheets for each building are available on the Council's website.