

Planning Committee

Wednesday 8 March 2017

Late Observations Schedule

Agenda Items

<u>Item</u>	<u>Comments</u>
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| 4 | Letter from Historic England supporting the Heritage Assets project for Fylde. Attached. |
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2 Letters from St. Annes Land and Building Company (not the building owners). Objection raised to the proposed local listing of 4 properties namely 9, Beach Avenue, 253, Inner Promenade, 225, Inner Promenade and 277 Inner Promenade. On the grounds that :

The properties in question are no different in quality to surrounding properties and not of any historical significance and cannot therefore understand why they are to be treated any differently than surrounding properties.

The Government suggestion of local listing should not be seen as a means to highlight properties simply to restrict future use or development. This is not in the public interest.

The 'classification' may place an unfair restriction on the properties in question to present and future occupiers.

There exists a sufficient protocol to preserve in part historic and architecturally significant buildings namely national listed status and conservation areas

Response

The issue of local listing and heritage protection is set out as a policy objective in the Councils emerging local plan and adopted heritage strategy. The recommendations for local listing have been through a rigorous process as outlined in the Heritage Protocol.

The objective of this form of heritage protection seeks to give recognition to these important assets and recognising their significance. It is not aimed at preventing change and alteration, rather one of seeking to ensure that any development is appropriate and takes into account the importance of the asset.

225, Inner Promenade

Item to be deferred. Owner objects to local listing on the grounds that the building was altered significantly in the 1960's and 1970's due to the conversion of the building to two apartments. Also objects to the principle of listing as this may prejudice future alterations.

On this basis, the applicants have asked if they would wish to formally appeal and an answer is awaited. The matter will be reported back to Committee in due course.



Historic England

Ms Catherine Kitching

Our ref:

Your ref:

Telephone 0161 242 1429

Fax

07 March 2017

Dear Catherine

re: Local List of Heritage Assets for Fylde

Dear Catherine,

The National Planning Policy Framework requires local authorities to have positive strategies for heritage (and heritage at risk) in their local areas. Many local authorities have, as a result of this, developed a Heritage Strategy. In the NPPF heritage assets are defined as those that are nationally listed/identified as well as those that are locally important. As part of our support to local authorities, Historic England has provided advice to councils across the country on the production of locally listed heritage assets – often called 'Local Lists'. We are very pleased that Fylde District Council has taken proactive action to produce both a Heritage Strategy and a local list.

There may be many buildings and sites in a local planning authority's area that make a positive contribution to its local character and sense of place because of their heritage value. Although such heritage assets may not be nationally designated or even located within the boundaries of a conservation area, they may be offered some level of protection by the local planning authority identifying them on a formally adopted list of local heritage assets. Around half of all local planning authorities have produced lists of locally important buildings and sites, although not all of these have adopted the list as part of their development plan. In consequence the significance of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives), can be better taken into account in planning applications affecting the building or site or its setting.

Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application. In deciding any relevant planning permission that affects a locally listed heritage asset or its



Historic England, Suite 3.3, Canada House, 3 Chepstow Street, Manchester M1 5FW

Telephone 0161 242 1416 HistoricEngland.org.uk

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setting, the NPPF requires amongst other things that local planning authorities should take into account the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation. They are also obliged to consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality.

The NPPF contains policies that apply to heritage assets regardless of whether or not they are locally listed. However, local listing provides a sound, consistent and accountable means of identifying local heritage assets to the benefit of good strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints. Local listing does not affect the requirements for planning permission. Some buildings can be demolished without planning permission and local listing does not affect that, although an article 4 direction issued by the local planning authority can add the requirement for planning permission for demolition of a locally listed building. Providing greater clarity to owners, developers and the local authority of the significance of heritage assets is one of the particular benefits of local listing – most see this as a positive thing rather than imposing a greater burden on owners.

We are particularly pleased that Fylde District Council has produced a Heritage Strategy – and that it has been widely consulted on. Indeed we provided advice on the format, process and potential content for such a strategy as well as examples of other local authority's Heritage Strategies. We note that the objectives of the strategy include raising awareness of heritage assets in the district, and creating a framework for their conservation. This includes compiling a local list. This is also mentioned in sections 3.4.7 of the strategy and section 5.4. We would also point out that protecting and enhancing local distinctiveness is also an objective in the Local Plan for Fylde.

We regard the proactive and consultative approach of the local authority to its heritage in recent years (in regards to the Heritage Strategy and delivering actions resulting from that such as the work on a local list) to be an example of good practice – particularly in difficult economic circumstances. Indeed we now cite Fylde's strategy and local list as an example to other local authorities of what can be done.

Yours sincerely



Karl Creaser
Principal Adviser, Historic Places Team, North West
E-mail: karl.creaser@historicengland.org.uk



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Telephone 0161 242 1416 HistoricEngland.org.uk

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