

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	13 JUNE 2018	7
<b>HERITAGE REVIEW – ST ANNES NORTH ZONE</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 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 March 2017 outlining the processes that have been adopted in the implementation of the project. The recommendations were confirmed and the first batch of locally listed buildings were approved. These were within the Fairhaven zone. A report was approved in September 2017 for Ansdell zone. This report likewise seeks approval for the review of the St Annes North Zone, which suggests the designation of a number of Groups of High Townscape Value and the potential for the designation of a conservation area. The Locally listed buildings within this Zone have already been approved.

Groups of High Townscape Value are recognised as a consequence of their quality in respect of their 'group value' i.e. buildings in combination, as opposed to single locally listed buildings.

### RECOMMENDATIONS

1. That the Groups of High Townscape Value as set out within Schedule 1 (appendix 1 and appendix 2) contained within the St Annes North Heritage Zone be approved and adopted.
2. That officers are authorised to undertake further research to inform whether the principle of conservation area extension is justified within the area as delineated on the plan, at Appendix 1. Following this research the matter will be reported back to Committee.

### SUMMARY OF PREVIOUS DECISIONS

In March 2017, Planning Committee resolved to approve the methodology and Protocol relating to the implementation of the Heritage Review 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 April 2017, Planning Committee RESOLVED TO approve Groups of High Townscape Value within the Fairhaven Zone.

In September 2017, Planning Committee RESOLVED TO approve Groups of High Townscape Value in the Ansdell zone.

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

### Groups of High Townscape Value

As a result of the adoption of the Heritage Strategy by the Council, one of the priority projects was the compilation of local list of buildings across the Borough. A Protocol was devised and adopted and an expert panel established, to consider nominations. A Committee resolution was obtained that these nominations, once recommended by the Panel, be presented for formal determination. To date 113 buildings have been designated. The exercise has now moved into the rural areas of the Borough.

In analysing the urban area for important buildings, it became apparent that there were a number of particularly attractive streets that did not have formal recognition for their architectural or historic interest. In addition, there has been a gap of some 16 years since the last formal conservation area review. It seemed appropriate, therefore, to add this aspect of heritage assessment into the exercise. This was agreed by the Project Board, appointed by Committee, to oversee and advise as the project developed.

As the survey work moved forward, in addition to local listing candidate buildings, important 'groups' that deserve recognition have been identified. Some are relatively small in nature and isolated, whereas some naturally group together in such a way as they form potential conservation areas or extensions thereto. To date, groups and *possible* conservation area designations (based around groups) have been recognised in Fairhaven and Ansdell.

The areas in question are not designated, but Committee has authorised officers to give further consideration to the potential justification for conservation area status, and report back with the findings. It is likely that a summary report will be brought forward to Committee assessing the scope for conservation area designation and then a priority for the full evaluations and potential designations can be considered.

In respect of this Zone (St Annes North) a number of Groups have been identified. One of these areas adjoins the designated Porritt Houses/Ashton Gardens Conservation Area, which points to the possibility of extending that area. The other smaller groups are of a 'free standing' nature.

These areas are illustrated at Appendix 2.

Designated Areas of High Townscape Value become a recognised heritage asset and their significance will become a material consideration in the deliberation of any potential development that may affect the building, Group or setting. The value of these groups is recorded .i.e. the reasons why they are important and this is used by officers in their deliberations any planning matter and will be drawn to the attention of Planning Committee as appropriate.

### Conclusion

This report presents a further stage in the development of the Heritage Review of the Borough.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report.
Legal	None specific
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	Project seeks to sustain the built heritage of the Borough
Health & Safety and Risk Management	none

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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Heritage Strategy		Town Hall <a href="http://www.fylde.gov.uk/council/your-council/heritagestrategy/">http://www.fylde.gov.uk/council/your-council/heritagestrategy/</a>

Attached documents

Appendix 1: Map of Groups of High Townscape Value and potential conservation area extension (Designated Locally Listed Buildings are also shown)

Appendix 2: Schedule of Groups indicating their significance.