

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	3 JUNE 2020	7
280, CLIFTON DRIVE SOUTH, ST ANNES – LOCAL LIST OF HERITAGE ASSETS			

PUBLIC ITEM

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

SUMMARY

The local list preparation of Lytham and St. Anne's is virtually complete but there remain a few additions to be added as and when they are ready to be brought forward. These are in view of either further nominations made by the public or otherwise recognised.

This building is located on Clifton Drive South and part of the Dalmeny Hotel site. In support of a development proposal for the site a statement was produced which in effect objected to the proposal to locally list the building.

The Local List Expert Panel considered the asset and decided that the building met four of the five selection criteria contained within the adopted Protocol (age, architectural merit, historic interest, group value, setting) and the panel recommended that the asset be added to the Local List.

RECOMMENDATION

That the building, 280, Clifton Drive South, St. Anne's be added to the Council's Local List of Heritage Assets

SUMMARY OF PREVIOUS DECISIONS

Previous reports presented and considered by Committee in respect of local listing of heritage assets. Notably the Report to Committee on the 8th March 2017.

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

1. The Council's adopted Heritage Strategy sets out a comprehensive approach to protecting and enhancing the valued built heritage of the Borough. This is further exemplified in the adopted Local Plan. The policies in these adopted policy frameworks include reference to the desirability of recognising local heritage assets and giving them due protection as part of the planning system. At its meeting of the 8th March 2017, Committee endorsed the method and protocol by which locally listed buildings may be selected. This approach has been endorsed by Historic England.
2. At present, the whole of Lytham and St. Anne's as well as some of the parishes have been surveyed and lists compiled. These have been approved by Committee. Unfortunately, this project work is temporarily on hold due to the restrictions of the Covid related lockdown. It is hoped that the project can re-commence soon and the whole of the Borough can be completed in respect of local listing.
3. In addition to a protocol of how to apply the local listing process, an expert panel has been constituted representing both professional and lay personnel to consider the merits of buildings. Needless to say, not all candidate buildings are recommended for local listing by Committee. The process is seen as rigorous and balanced.
4. The report seeks approval for the addition of one further building in St. Anne's which fronts onto Clifton Drive, The Data Sheet at Appendix 1 describes the building and includes a photograph.
5. It is important to point out the principal reasons for local listing are primarily two-fold. Firstly, this provides an 'up front' recognition of the value of the asset for the benefit of owners and the community. Secondly, this recognition can assist where development proposals are subsequently to be prepared or considered with the status and value of the building being recognised as a material consideration in the process of achieving the planning balance.
6. The local listing of a building does not automatically result in its preservation, but the assumption is that its heritage value will be a major factor in planning decisions in respect of its retention, protection of its character and its setting. Locally listed buildings do not have the same protection as national designated assets and are therefore considered, within national planning policy, as 'non-designated heritage assets'.
7. In the case of this building, the potential developer of the site appointed a consultant who has reviewed the quality and significance of the building and has concluded that the building should not be locally listed. It is considered that the building is much altered, typical rather than unique and of little historic interest. These comments are set out at Appendix 2 with officers' comments to follow. This is in the context of a development proposal rather than a formal objection to the local listing proposal.
8. The Panel consider the building worthy of local listing and this is further supported by officers for the reasons set out at Appendix 2 following a thorough review of the consultant's report.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report.
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	The protection of locally important buildings of historic significance in line with the adopted policy of the Council.
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
Heritage Strategy for Fylde		Regeneration office, Town Hall

Attached documents

1. 280 Clifton Drive South datasheet
2. Heritage evaluation – officer response to planning application consultant’s statement