

Report to:	Planning Committee
Decision or Item number	6
Relevant Officer:	Carl Carrington, Service Manager Built Heritage
Date of Meeting	9 th June 2014

LIST OF BUILDINGS OF LOCAL ARCHITECTURAL AND/OR HISTORIC INTEREST

1.0 Purpose of the report:

1.1 The Committee is requested to consider the proposed list of buildings of local architectural and/or historic interest for Norbreck, Bispham, Warbreck, Greenlands, Ingthorpe, Highfield, Squires Gate and Stanley wards.

2.0 Recommendation(s):

2.1 To approve the proposed list and recommend its adoption by the relevant Cabinet member.

3.0 Reasons for recommendation(s):

3.1 The buildings outlined in the report and appendices meet the criteria for inclusion in the local list.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

Not to adopt the proposed list as detailed in the report and appendices

4.0 Council Priority:

4.1 The relevant Council Priority is “Expand and promote our tourism, arts, heritage and cultural offer”.

5.0 Background Information

5.1 On 2nd November 2011 Executive approval (EX52/2011) was received to create a list of buildings of local architectural and/or historic interest. Local lists are a way of helping conserve buildings of local, rather than national, importance which make a positive contribution to the character of our streets, and the adoption of a local list will assist the Council when it has to make planning decisions. Although local listing will not confer the level of protection of statutory designation, it will be a material consideration when planning permission is sought which might harm a building’s special interest.

5.2 Because of the large number of buildings initially proposed for the local list it has been undertaken in stages, and so far 200 buildings have been formally adopted.

5.3 The proposed list for Norbreck, Bispham, Warbreck, Greenlands, Ingthorpe, Highfield, Squires Gate and Stanley wards are now put forward for consideration. Public consultation was carried out at the Sandhurst Area Forum on 22nd April 2014, at the Beacon Area Forum on 23rd April, and at the South Shore Area Forum on 1st May 2014. Letters were sent to owners at the same time notifying them of the Council’s intention to locally list their buildings.

5.4 The lists of buildings proposed for local listing are attached at Appendix 6a(i), 6a(ii) and 6a(iii). Individual historic asset record datasheets for each building are available in the Members’ Library.

5.5 Three representations have been received which the committee is asked to take into account when making a recommendation for formal adoption of the local list for these wards. These are attached at Appendix 6b(i), 6b(ii) and 6b(iii). The datasheets are also attached for ease of reference at Appendix 6c(i), 6c(ii) and 6c(iii).

Does the information submitted include any exempt information?

No

List of Appendices:

Appendix 6a(i): Proposed local list of buildings for Beacon

Appendix 6a(ii): Proposed local list of buildings for Sandhurst

Appendix 6a(iii): Proposed local list of buildings for South Shore

Appendix 6b(i): Representation regarding Artificial Cliffs, Queens Promenade

Appendix 6b(ii): Representation regarding Bispham Methodist Church, Beaufort Avenue

Appendix 6b(iii): Representation regarding BLESMA home, 539 Lytham Road

Appendix 6c(i): Datasheet for Artificial Cliffs, Queens Promenade

Appendix 6c(ii): Datasheet for Bispham Methodist Church, Beaufort Avenue

Appendix 6c(iii): Datasheet for BLESMA home, 539 Lytham Road

6.0 Legal considerations:

- 6.1 Local listing does not change any existing permitted development rights for a property but is considered as a "material planning consideration" that can be included in the decision making process of any application affecting the property. There is no statutory appeals process. Decisions are subject to general principles

7.0 Human Resources considerations:

- 7.1 The key consideration is the impact on officer time in processing any applications and advising the Council's Development Management Team and Planning Committee. As there could be approximately 250 buildings for potential local listing, this will mean a rise in the number of applications requiring advice from the Built Heritage team but no significant impact on the planning team.

8.0 Equalities considerations:

- 8.1 None

9.0 Financial considerations:

- 9.1 Officer time would be required, but it is not envisaged that more than six hours a week would be spent on additional consultations. This can be met within existing resources.

10.0 Risk management considerations:

10.1 None

11.0 Ethical considerations:

11.1 None.

12.0 Internal/ External Consultation undertaken:

12.1 Expert Panel Review and relevant Area Forum consultation were carried out in advance of the local list being presented to the Planning Committee. Owners have been notified of the decision to recommend the inclusion of their property on the Local List and representations have been received and included in the appendices to this report.

13.0 Background papers:

13.1 Original Assessment Sheets for all properties.