

Report to:	EXECUTIVE
Relevant Officer:	Carl Carrington, Service Manager Built Heritage
Relevant Cabinet Member:	Councillor C. Wright, Cabinet Member for Culture and Heritage
Date of Meeting	21 st July 2014

DESIGNATION OF FOXHALL CONSERVATION AREA

1.0 Purpose of the report:

- 1.1 To consider recommending public consultation on the designation of Foxhall Conservation Area

2.0 Recommendation(s):

- 2.1 To agree to hold public consultation on the designation of Foxhall Conservation Area

3.0 Reasons for recommendation(s):

- 3.1 To carry out the Council's functions as required. To enable greater local development management control to help safeguard the architectural or historic character of Foxhall village whilst encouraging appropriate and high quality design for any new development if it is considered in due course that this area should be designated as a conservation area.

- 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:

To not hold public consultation on the proposed designation.

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 The Government recognises that heritage assets can play an important role in the success of sustainable urban regeneration, helping to create distinctive places with a strong identity. Current guidance stresses the value of heritage in creating sustainable neighbourhoods. The Architectural History Practice Limited (AHP) was commissioned in September 2008 by Blackpool Council, funded by English Heritage, to prepare a historic townscape characterisation assessment of several areas of Blackpool, including Bloomfield. The study established that the best-preserved area was the grid of streets which includes York Street, Shannon Street, Yorkshire Street, Bairstow Street, Dale Street and east to Coop Street and Caroline Street. This distinctive group of densely-developed streets is one of the earliest parts of the study area, and it was concluded that there was potential for conservation area designation. There are currently no conservation areas or listed buildings in the area. Most of the buildings within the proposed area make a positive contribution to the distinctive character of the local townscape and some are locally listed. However, most buildings are of modest architectural quality and it is the unity of the terraced streets and their uniqueness in Blackpool rather than the individual merit of buildings that gives the area its distinctive character.
- 5.2 A conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance", as set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Under this legislation, local authorities have a duty to designate such areas and to review them, and to use their planning powers to safeguard and enhance the special qualities of these areas within a framework of managing change with a positive approach. Designation automatically entails control over the demolition of unlisted buildings, strengthens controls over minor development and gives special protection to trees within the area. The National Planning Policy Framework (NPPF) states that the historic built environment is an irreplaceable resource, and strategies should be developed through Local Plans so that heritage assets are conserved in a manner appropriate to their significance. It also states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

- 5.3 Policy CS8 of the Blackpool Local Plan Part 1: Core Strategy - Revised Preferred Option 2012 states that development proposals will be supported which respect and draw inspiration from Blackpool's built, social and cultural heritage. Proposals will be supported that strengthen the existing character created by historic buildings. Developers must demonstrate how the development will complement and enhance existing features of heritage significance including their wider setting for conservation areas, listed buildings and other identified heritage assets.
- 5.4 Foxhall developed as a dense area of lodging houses and private housing over a 50-year period beginning in the 1860s and providing affordable holiday accommodation for working people. This tight grid of streets was developed after the opening of Central Station in 1862 and Central Pier in 1868, close to the junction of Foxhall Road and Chapel Street. This area has recently become known as Foxhall Village, after the former Foxhall Inn. The town's requirements for affordable, mass holiday accommodation resulted in a distinctive range of specialised housing known as 'company housing', built to provide lodging houses for working class holiday-makers. These were similar in appearance to Lancashire urban terraced housing but were planned and built on a larger scale, with long outshuts filling most of the rear yards, and with large single or two-storey bay windows to the front. Streets characteristic of this development include those around Yorkshire Street, Shannon Street and Coop Street.
- 5.5 If the recommendation is approved, there will be a period of public consultation. Results of this will be incorporated in a further report to the Executive for consideration as to whether the area should be formally designated.
- 5.6 Does the information submitted include any exempt information? No
- 5.7 **List of Appendices:**
Appendix 4a Map of proposed area.
- 6.0 Legal considerations:**
- 6.1 A conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance", as set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Under this legislation, local authorities have a duty to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, to review designations, and to use their planning powers to safeguard and enhance the special qualities of these areas within a framework of managing change with a positive approach. Designation automatically entails control over the demolition of unlisted buildings (subject to exemptions), strengthens controls over minor development and gives special

protection to trees within the area. Regard must be had to the provisions of the Equality Act 2010 and to the duty under s17 of the Crime and Disorder Act 1998. Regard must also be had to the Human Rights Act 1998 in particular Article 8 (right to respect for private and family life) and Article 1 (protection of property). Any interference with the rights protected by the Act must be necessary and proportionate in the interests of a democratic society.

7.0 Human Resources considerations:

7.1 There will be some officer time required to develop a conservation area management plan, and to carry out public consultation. .

8.0 Equalities considerations:

8.1 In order to ensure access for all in the community documents will be available equally to all and providing other formats when necessary. Documents will be available on the Council's website, in local libraries and at the Municipal Buildings.

9.0 Financial considerations:

9.1 Officer time cost is the only consideration under this heading and it is not envisaged that any external personnel or equipment will be required.

10.0 Risk management considerations:

10.1 None

11.0 Internal/ External Consultation undertaken:

11.1 Internal consultation has been undertaken with all relevant ward Members, Planning and Projects, Development Management and Control.

Further external consultation will be undertaken subject to the approval of this report.

12.0 Background papers:

12.1 Foxhall Conservation Area Appraisal

**ONLY APPLICABLE FOR REPORTS WHICH WILL EVENTUALLY BE CONSIDERED BY THE
EXECUTIVE/ CABINET MEMBER**

13.0 Key decision information:

13.1 Is this a key decision? NO

13.2 If so, Forward Plan reference number:

13.3 If a key decision, is the decision required in less than five days? N/A

13.4 If **yes**, please describe the reason for urgency:

14.0 Call-in information:

14.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? NO

14.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC SERVICES

15.0 Scrutiny Committee Chairman (where appropriate):

Date informed: N/A Date approved: N/A

16.0 Declarations of interest (if applicable):

16.1

17.0 Executive decision:

17.1

17.2 Date of Decision:

18.0 Reason(s) for decision:

181 **Date Decision published:**

19.0 Executive Members in attendance:

19.1

20.0 Call-in:

20.1

21.0 Notes:

21.1