

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

## DESIGNATION OF RAIKES CONSERVATION AREA

### 1.0 Purpose of the report:

- 1.1 To consider recommending public consultation on the proposed designation of Raikes Conservation Area.

### 2.0 Recommendation(s):

- 2.1 To agree to hold public consultation on the proposed designation of Raikes 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 the proposed Raikes conservation area 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 Architectural History Practice Limited [AHP] was commissioned in September 2008 by Blackpool Council, funded by English Heritage, to prepare historic townscape characterisation assessments for several areas of Blackpool, including Raikes. The study was intended to inform the Council's management of the historic environment and provide an evidence base for strategic planning policy and decision-making. Raikes was selected for this study in view of the high quality of the early 19th century and inter-war housing, developed on the former Raikes Hall estate.
- 5.2 The study was undertaken with reference to guidance from English Heritage and Commission for Architecture and Urban Environment on urban characterisation, particularly on the assessment of historic significance in areas of low demand housing, and the conservation area appraisal draws heavily on the subsequent characterisation report.
- 5.3 There are three listed buildings in the area and several more are locally listed. In addition, the characterisation report concluded that most of the buildings make a positive contribution to the distinctive character of the local townscape, and in heritage terms the area merited consideration for designation as a conservation area.
- 5.4 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.

- 5.5 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.
- 5.6 Raikes can be summarised as a good, well-preserved example of a largely early 20th century suburb with notable religious buildings, almost all of which are of good or very good architectural and historical quality. It is one of the best surviving areas of suburban housing in Blackpool and compares well with comparable areas of similar date elsewhere in the country. It is considered that the area bounded by Leamington Road, Bryan Road, Raikes Parade, Beech Avenue, Forest Gate and the east end of Reads Avenue merits being considered for designation as a conservation area. The area is distinctive for a combination of suburban character and historic interest. It incorporates two of the oldest buildings of Blackpool's central area, the late 18th century Raikes Hall and the No 3 pub. There are also places of worship and educational buildings of historic interest and architectural quality, some of which are listed buildings, and several buildings of Local List merit. The area has a strong character based on a partly 19th street pattern developed with early 20th century housing, and is one of the best examples of an area of inter-war housing in Blackpool. The historic townscape includes good views along key streets and westwards towards Blackpool Tower.
- 5.7 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.
- 5.8 Does the information submitted include any exempt information? No

**5.9 List of Appendices:**

Appendix 5a 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 Raikes 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:**

**18.1 Date Decision published:**

**19.0 Executive Members in attendance:**

19.1

**20.0 Call-in:**

20.1

**21.0 Notes:**

21.1