

Report to:	PLANNING COMMITTEE
Relevant Officer:	Carl Carrington, Head of Planning, Quality and Control
Date of Meeting	13 November 2018

GUIDANCE ON THE REPAIR AND ALTERATION OF LOCALLY LISTED BUILDINGS

1.0 Purpose of the report:

1.1 To seek formal adoption of the guidance on the repair and alteration of locally listed buildings ('Local List Guidance').

2.0 Recommendation(s):

2.1 To adopt the 'Local List Guidance'.

3.0 Reasons for recommendation(s):

3.1 To assist in the good management of Blackpool's list of buildings of local architectural and/or historic interest (local list) by providing detailed advice to guide property owners and decision-makers when alterations to locally listed buildings are being considered.

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:

Increase levels of 1-1 support to applicants. This is in fact the ideal, but there are nearly 300 locally listed buildings and this would be resource intensive, particularly where clear guidance would help applicants 'self-serve' regarding minor matters or understanding when to contact the Conservation Officer. Formal adoption will also add weight to the guidance for the purposes of enforcement action and planning appeals.

4.0 Council Priority:

4.1 The relevant Council Priority is:

- “The economy: Maximising growth and opportunity across Blackpool”

5.0 Background Information

5.1 Statutory protection of the historic built environment dates back to the late 19th Century. This was developed through further Acts during the 20th Century, and the Town and Country Planning Act of 1947 began the system of listing buildings and structures of special historical, architectural or cultural importance. Originally structures were graded I, II or III according to their degree of national importance.

5.2 In 1970 the criteria for selection of listed buildings was changed, and grade III buildings in many areas became the first to make up local lists. Since then local listing has been encouraged by national planning policy and Historic England guidance, emphasising the importance of local character and distinctiveness in providing a positive sense of place, and enhancing the quality of daily life.

5.3 In November 2011 the Council approved the establishment of a list of buildings of local architectural and/or historic interest. Since then nearly 300 buildings have been adopted onto the local list. The lists of addresses for each ward are available on the Council website.

5.4 The control of works on a locally listed building or structure is more limited than for listed buildings, with protection managed through the normal planning process. Inclusion on the Local List is not primarily intended to restrict development, but will seek to ensure that any proposals take into consideration the local significance of the building. The only real implication, therefore, of including a building or structure on the Local List is that it will change the level of consideration given by the Council to preserving a building’s character and appearance when planning proposals are assessed.

5.5 It is intended that when proposals for development affecting buildings on the Local List are being considered, the Council will assess the proposals using the Local List Guidance. Where planning permission is not required it is hoped that this Guidance will serve as a best practice guide.

5.6 The document has no policy status, but offers guidance both in principle and covers where certain materials or standards of construction/fitting are required.

Does the information submitted include any exempt information?

No

5.7 List of Appendices

5.7.1 Appendix 5a: Guidance on the Repair and Alteration of Locally Listed Buildings.

6.0 Legal considerations:

6.1 As the guidance holds no status as policy, and is in line with national guidance and that of comparable local authorities, there are no legal considerations.

7.0 Human Resources considerations:

7.1 The publication of guidance will relieve pressure on the conservation service as it allows applicants to understand the general principles and approach applied to conservation areas in Blackpool. This will allow the Conservation Officer to spend more time with more complex or challenging applications to achieve the best planning outcome.

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Risk management considerations:

10.1 Blackpool continues to be a leader in the northwest in the way in which it responds to and manages its historic built environment, and has built up a reputation as being pro-active in this field. Adoption and publication of this guidance will continue and build upon this approach to local heritage management.

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 Consultation has taken place with the Development Management and Planning Policy Teams, and Blackpool Civic Trust.

13.0 Background Papers

13.1 None

