

Report to:	EXECUTIVE
Relevant Officer:	Carl Carrington, Built Heritage Manager
Relevant Cabinet Member:	Councillor Christine Wright, Cabinet Member for Culture and Heritage
Date of Meeting:	9 th February 2015

DESIGNATION OF FOXHALL CONSERVATION AREA AND RAIKES HALL CONSERVATION AREA AND EXTENSION OF TOWN CENTRE CONSERVATION AREA

1.0 Purpose of the report:

1.1 To consider the formal designation of a Foxhall Conservation Area and a Raikes Hall Conservation Area, and the formal extension of the Town Centre Conservation Area

2.0 Recommendation(s):

2.1 To designate the area of Foxhall shown on the plan attached at Appendix 2b as a Conservation Area to be known as Foxhall Conservation Area.

2.2 To designate the area of Raikes Hall shown on the plan attached at Appendix 2d as a Conservation Area to be known as Raikes Hall Conservation Area.

2.3 To designate the area shown on the plan at Appendix 2e as a Conservation Area as an extension to the existing Town Centre Conservation Area and together to be known as the Town Centre Conservation Area.

3.0 Reasons for recommendation(s):

3.1 Each area has been assessed as being of special architectural or historic interest – appraisals attached at Appendices 2a, 2c and 2e. It is desirable to preserve or enhance each. Designation will enable greater local development management control to help safeguard the historic character of Foxhall, Raikes Hall and the Town Centre whilst encouraging appropriate and high quality design for any new development

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 proceed with the conservation area proposals.

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 A conservation area is an area designated as being 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 from time to time to review the past exercise of their functions under this section. Local authorities can 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.

5.2 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. This exercise was intended to inform the Council about the heritage value of the areas as part of the development of regeneration proposals, and the town's bid for World Heritage status. The Characterisation Project itself saw every street and group of buildings assessed for townscape and heritage merit in those areas, and the studies concluded that there was potential for conservation area designation in Foxhall and Raikes Hall, and for the extension of the Town Centre Conservation Area.

5.3 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.

- 5.4 Policy CS8 of the Blackpool Local Plan Part 1: Core Strategy 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 development will complement and enhance existing features of heritage significance including their wider setting for conservation areas, listed buildings and other identified heritage assets.
- 5.5 On 2 November 2011, approval was received to draw up conservation area appraisals for a Raikes Hall Conservation Area, Foxhall Conservation Area, and an extension of the Town Centre Conservation Area.
- 5.6 Public consultation on the appraisals and suggested boundaries was carried out by publishing notices in Your Blackpool, which is circulated to every household in Blackpool, and a public meeting was held at the Town Hall on 4 December 2014. No written representations have been received. Following discussion at the meeting on 4th December 2014 the proposed eastern boundary of the Foxhall Conservation Area has been moved back to include both sides of Coop Street.
- 5.7 If the new conservation areas and the extended conservation area are formally designated, notices will be published to that effect in the Blackpool Gazette and the London Gazette as required by the Planning (Listed Buildings and Conservation Areas) Act 1990
- 5.8 Does the information submitted include any exempt information? No
- 5.9 **List of Appendices:**
- Appendix 2a: Foxhall Conservation Area Appraisal
 - Appendix 2b: Foxhall Conservation Area Map
 - Appendix 2c: Raikes Conservation Area Appraisal
 - Appendix 2d: Raikes Conservation Area Map
 - Appendix 2e: Town Centre Conservation Area Appraisal
 - Appendix 2f: Town Centre Conservation Area Map
- 6.0 **Legal considerations:**
- 6.1 Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning (General Permitted Development) Order 1995 (as amended)
- 6.2 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.

6.3 The designation of any area as a conservation area shall be a local land charge.

7.0 Human Resources considerations:

7.1 There will be some officer time required to develop a conservation area management plan for each area.

8.0 Equalities considerations:

8.1 Regard must be had to the provisions of the Equality Act 2010 and to the duty under section 17 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.

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 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 Internal consultation has been undertaken with all relevant ward Members, Planning and Projects, Development Management and Control, the Leader of the Council (former Cabinet member when the appraisals were completed) and the Cabinet Member Councillor Christine Wright. Public consultation was carried out through notices in Your Blackpool inviting representations, and a meeting at the Town Hall on 4 December 2014.

13.0 Background papers:

13.1 None

14.0 Key decision information:

14.1 Is this a key decision? Yes

14.2 If so, Forward Plan reference number: 25/2014,
26/2014 and
27/2014

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

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

15.0 Call-in information:

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

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

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

16.0 Scrutiny Committee Chairman (where appropriate):

Date informed: 30th January 2015 Date approved: N/A

17.0 Declarations of interest (if applicable):

17.1

18.0 Executive decision:

18.1

18.2 Date of Decision:

19.0 Reason(s) for decision:

19.1 Date Decision published:

20.0 Executive Members in attendance:

20.1

21.0 Call-in:

21.1

22.0 Notes:

22.1