

Relevant Chief Officer (Decision Maker):	Alan Cavill, Director of Communications and Regeneration
Relevant Cabinet Member (for consultation purposes):	Councillor Lynn Williams. Leader of the Council
Report Author (Officer name and title):	Jan Cresswell, Conservation Officer
Implementation Date of Decision:	9 December 2021

DESIGNATION OF LAYTON CONSERVATION AREA

1.0 Purpose of the report:

- 1.1 To request formal adoption of the Conservation Area Appraisals for Layton. This will complete the Conservation Area designation process for the proposed new conservation area.

2.0 Recommendation(s):

- 2.1 To designate the area of Layton shown on the plan attached at Appendix 1b as a Conservation Area, to be known as Layton Conservation Area.

3.0 Reasons for recommendation(s):

- 3.1 The area has been assessed as being of special architectural and historic interest – appraisal attached at Appendix 1a. Designation will enable greater local development management control to help safeguard the historic character of Layton 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 designation. However, this will mean that the additional level of development management control afforded by conservation area designation will not be available.

4.0 Council Priority:

4.1 The relevant Council Priority is

- “Communities: Creating stronger communities and increasing resilience”

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 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.

5.3 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.

5.4 On 8 February 2021 approval was given to carry out a public consultation on the proposal for a Layton Conservation Area.

5.5 The consultation was carried out from 3 September to 15 October 2021. The Conservation Area Appraisal and proposed boundary map were published on the Council website, and copies were made available in Customer First, Central Library and Layton Library. Copies were also emailed to ward councillors and Blackpool Civic Trust, and site notices put up across the area and in particular in Layton centre.

- 5.6 No objections were received. Blackpool Civic Trust supports the designation of the conservation area.
- 5.7 If the proposed conservation area is formally designated, notices will be published to that effect in the Blackpool Gazette and the London Gazette, and the Secretary of State and Historic England will be notified as required by the Planning (Listed Buildings and Conservation Areas) Act 1990

Does the information submitted include any exempt information?

No

List of Appendices

1a Layton Conservation Area Appraisal

1b Layton boundary 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)

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 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 but it is considered that this can be met from within existing resources.

8.0 Equalities considerations:

8.1 None

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 and Development Management and Control. Public consultation was carried out as described in paragraph 5.5

13.0 Decision of Chief Officer

13.1 To designate the area of Layton shown on the plan attached at Appendix 1b as a Conservation Area, to be known as Layton Conservation Area.

14.0 Reasons for the Decision of the Chief Officer

14.1 The area has been assessed as being of special architectural and historic interest – appraisal attached at Appendix 1a. Designation will enable greater local development management control to help safeguard the historic character of Layton whilst encouraging appropriate and high quality design for any new development.