

Report to:

PLANNING COMMITTEE

Relevant Officer:

Jan Cresswell, Conservation Officer

Date of Meeting:

13 June 2023

SOUTH SHORE AREA OF SPECIAL LOCAL CHARACTER

1.0 Purpose of the report:

1.1 To request the formal adoption of the South Shore Area of Special Local Character onto the List of Buildings of Local Architectural and/or Historic Interest ('Local List').

2.0 Recommendation(s):

2.1 To approve the South Shore Area of Special Local Character being added to the Local List and recommend its adoption by the relevant Cabinet member.

3.0 Reasons for recommendation(s):

3.1 The concept of an area-based non-designated heritage asset of an Area of Special Local Character for South Shore was considered by the Planning Committee on 6 September 2022. It was recommended that a public consultation be carried out to gauge local support, which was carried out 9 February to 23 March 2023. There were no objections, and it is therefore requested that the South Shore Area of Special Local Character is adopted onto the Council's Local List.

3.2 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.3 Is the recommendation in accordance with the Council's approved budget? Yes

4.0 Other alternative options to be considered:

4.1 If the Committee believes that the area does not meet the criteria for local listing it should not recommend formal adoption onto the local list.

5.0 Council Priority:

5.1 The relevant Council priority is 'Communities: creating stronger communities and increasing resilience'.

6.0 Background Information

- 6.1 On 2 November 2011 Executive approval (EX52/2011) was received to create a list of buildings of local architectural and/or historic interest ('Local List'). Local lists are a way of helping conserve historic buildings and other sites of local, rather than national, importance which make a positive contribution to the character of our streets and neighbourhoods. Although local listing does not confer the level of protection of statutory designation, it is a material consideration when planning permission is sought which might harm a building's special interest.
- 6.2 Work began on the Local List in 2012 and the List covering the whole borough was completed by 2014.
- 6.3 Historic England describes Areas of Special Local Character as historically important areas that fail to meet the criteria for Conservation Area designation. The main difference between Conservation Areas and Areas of Special Local Character is that planning permission is necessary for partial or total demolition in Conservation Areas. Permitted development rights in Areas of Special Local Character are not affected, and Areas of Special Local Character are therefore area-based non-designated heritage assets.
- 6.4 A public consultation inviting feedback on the proposal to create a South Shore Area of Special Local Character was carried out from 9 February - 23 March 2023. Information was made available on the Council website, and site notices advertising the consultation were fixed on Waterloo Road and Bond Street. Printed copies of the Area Assessment were deposited in the Blackpool Enterprise Centre, as well as Bickerstaffe House. No objections were received.
- 6.5 Does the information submitted include any exempt information? No

7.0 List of Appendices

Appendix 9a: Local List Datasheet

Appendix 9b: South Shore Area of Local Character Area Assessment

Appendix 9c. Boundary map

8.0 Financial considerations:

- 8.1 Officer time would be required for responding to planning consultations, but this can be met within existing resources.

9.0 Legal considerations:

- 9.1 Local listing does not change any existing permitted development rights for a property but is considered as a 'material planning consideration' that can be included in the decision making process of any application affecting the property. There is no statutory appeals process. Decisions are subject to general principles.

10.0 Risk management considerations:

10.1 None.

11.0 Equalities considerations:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 None.

13.0 Internal/ External Consultation undertaken:

13.1 Internal consultation took place with the Development Management and Planning Policy Teams, and external consultation as described above

14.0 Background Papers

14.1 None.