

Development effecting Conservation Areas, Listed Buildings, Locally Important Buildings, and other Designated Assets<sup>2</sup> or their Setting.

1. Some parts of Blackpool, Fylde and Wyre have been designated as Conservation Areas owing to their special historic or architectural character. In addition, some homes within the three Boroughs have special architectural features or are of historical interest and have been protected as Listed Buildings. There are also other designated and other locally important buildings and assets. In all these cases stricter planning controls apply in order to preserve their special character and their setting<sup>3</sup>.
2. If you think your proposal may involve one or more of the above, then you should contact your Council's Conservation Officer or Heritage Adviser (see Section B) before undertaking any design work.

### Listed Buildings

3. Listed Building Consent is required for any internal or external works that affect the architectural or historic character of a Listed Building, whether or not the particular feature concerned is specifically mentioned in the list description.
4. Local planning authorities must 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' (PPG15: Planning and the Historic Environment). In order to assist the Council in this, it is important that a detailed justification is included with any application.

### Important Considerations:

The original design and use of the Listed Building. If it is of a simple form, such as a double fronted cottage, a front or side extension could destroy its integrity.

- i) Is the architecture of the building suitable for the uses it contains? Is it trying to be too grand or pretending to be more modest than it really is?
- ii) Has the building been extended in the past? If so, it may not comfortably take further additions without the loss of its character.
- iii) Will it still be possible to read the building's original form if it is extended? What materials are used? How do they relate to those of the surrounding buildings? Is the quality high?
- iv) Will there be a significant loss of historic fabric? If it includes the loss of internal or external walls, or roof timbers for example, it is unlikely to be acceptable.
- v) Will the works be reversible? Any works must not preclude the ability to return the building back to its original form in the future.
- v) Listed Buildings within Fylde Borough "saved" supplementary policy guidance: Windows, Doors and Architectural Joinery also applies.
- vi) "The listing grade is a material consideration but is not of itself a reliable guide to the sensitivity of a building to alteration or extension." (PPG15)

<sup>2</sup> Scheduled monuments, and registered parks and gardens.

<sup>3</sup> Please note that Wyre Borough Council are intending to make Article 4 Directions within Conservation Areas upon the completion of specific Conservation Area Appraisals. This will have the effect of removing all permitted development rights within these areas.

## Conservation Areas

5. Conservatories: It may be possible to add a conservatory to a Listed Building since visually light and permeable structures can often be seen as an acceptable approach to extending such a property. They should be constructed from traditional materials such as timber or cast iron. In most cases, a contemporary approach would be preferable to a more traditional style conservatory.
6. Where significant changes, alterations or extensions are proposed to a listed building or other historic structure, that the council may require the production of a record of the structure 'as existing' and its deposition in an appropriate archive prior to any works commencing. Such a record would be intended to mitigate against the impact of the proposals and to provide a record of any features that would be removed, hidden, obscured, or otherwise impacted by the development. Guidance on the content of such a record can be obtained from the appropriate Conservation Officer, from the Lancashire County Archaeology Service, and other heritage professionals."
7. Before making an application, please ask the Council for a copy of the English Historic Towns Forum (EHTF) publication, 'Making Better Applications for Listed Building Consent'. Alternatively, this document can be downloaded from the EHTF website: [www.ehtf.org.uk](http://www.ehtf.org.uk).
8. The JLSP 'Landscape and Heritage SPG' also provides useful guidance on the quality and character of the built fabric and should be consulted where appropriate. (please note that this document shall cease to have effect once the RSS is adopted).
9. The English Heritage/CABE publication 'Building In Context' also offers useful guidance on the design of extensions to Listed Buildings see [www.english-heritage.org.uk](http://www.english-heritage.org.uk).
10. You are also advised to discuss your proposals with your Council's Conservation Officer or other Historic Buildings Advisor before making a Listed Building Consent application (see Part B of the main document for Contact Details).
11. These are considered to be 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990).
12. The emphasis within Conservation Areas is on ensuring local character is strengthened, not diminished, by change.
13. Special regard should be given to matters such as scale, height, massing, detailed design and quality of materials in the interests of harmonising with the existing properties. In some cases it may be necessary to reproduce an historical style of architecture in order to match existing buildings. However, in certain cases a design in a modern idiom may be acceptable provided the matters listed above, such as materials and scale, are appropriate. You must demonstrate that your proposals preserve or enhance the character or appearance of the Conservation Area. (Applicants should also consider the potential impact of extensions on important features, such as front boundary walls which contribute to the street scene and setting of buildings within Conservation Areas).
14. If your house is in a Conservation Area (or alterations will affect a Listed Buildings setting) your application for planning permission for an extension will have to be accompanied by a 'Design and Access Statement'. You are strongly advised to contact your Council's Development Control Service to discuss your proposals and to seek advice on the preparation of a 'Design and Access Statement' before making a planning application (see Part B of the main document for Contact Details).
15. "While conservation (whether by preservation or enhancement) of (an areas') character or appearance must be a major consideration, this cannot realistically take the form of preventing all new development: the emphasis will generally need to be on controlled and positive management of change." (PPG15)

**Design Guidance 9: Extensions To Listed Buildings, To Buildings Within Conservation Areas, To Locally Important Buildings, and to Buildings within Designated Areas (or to buildings which effect their settings)**

- i) Extensions to a Listed Building (or locally important building) should preserve and respect the architectural and historic character of the original house and be designed to complement its size, scale and appearance.
- ii) Particular attention should be given to the use of detail and materials which should reflect the special quality of the building.
- iii) Extensions should be designed to specifically preserve or enhance the special character or appearance of Conservation Areas or other designated areas.
- iv) Regard should be had to the relevant 'Conservation Area Appraisal' document, where one exists, prior to the commissioning of any work.
- v) Extensions to buildings which affect the setting of any designated asset or locally important building should be designed so as to avoid any detrimental visual impact on its special character or appearance.