



AGENDA ITEM: 5(e)

**CABINET:
10 November 2015**

Report of: Assistant Director Planning

Relevant Managing Director: Managing Director (Transformation)

Relevant Portfolio Holder: Councillor J Hodson

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SUBJECT: REVIEW AND UPDATE OF WEST LANCASHIRE'S LIST OF LOCALLY IMPORTANT BUILDINGS

Wards affected: Borough Wide

1.0 PURPOSE OF THE REPORT

1.1 To update Members on the recent review of the Council's List of Locally Important Buildings (known as the Local List) and seek approval for the updated list.

2.0 RECOMMENDATIONS

2.1 That the revised List of Locally Important Buildings set out in Appendix A be approved.

2.2 That the Assistant Director Planning be authorised, in consultation with the Portfolio Holder, to make the necessary arrangements to publish the revised 'Local List', and notify any property owners affected by the changes.

2.3 That the Assistant Director Planning be authorised, in consultation with the Portfolio Holder, to make any necessary amendments to the 'Local List' that reflect future changes to buildings identified on the list.

3.0 BACKGROUND

- 3.1 The historic environment is an asset of enormous cultural, social, economic and environmental value. It contributes considerably to our sense of history, place and the overall quality of our lives. Local heritage plays an important role in defining the character of West Lancashire and includes buildings which are much cherished by local communities. As part of the National Planning Policy Framework (NPPF) local authorities are encouraged to set out a positive strategy for the conservation of the historic environment and to recognise the contribution made by local heritage. Historic England in its *Good Practice Guide for Local Heritage Listing* (2012) encourages creating a local list which helps identify heritage assets they wish to protect at a local level.
- 3.2 Many buildings which fall outside the statutory designation system and are not identified as being 'Listed Buildings', still have an historical and/or social importance and contribute greatly to the character and appearance of our towns, villages and countryside. These locally important buildings often represent good examples of local vernacular architecture, are local landmarks or types of buildings which have played an important role in the development of a community.
- 3.3 West Lancashire has identified and published a list of locally important buildings (commonly known as a 'Local List') since 2005. The Council recognises it as a valuable tool in identifying building and features within our local environment, which contribute to the distinctive character of the Borough.
- 3.4 The West Lancashire Local Plan highlights the importance that heritage plays in promoting local distinctiveness. Policy EN4 (c) of the Local Plan states that there will be a presumption in favour of the protection of important non-designated heritage assets identified on the Council's adopted Local list
- 3.5 It is important however to stress that locally listed buildings do not have statutory protection in the same way as a Listed Building.

4.0 CURRENT POSITION

- 4.1 The creation of a Local List is not intended to be a 'one-off' document but rather one which is reviewed from time to time, to ensure the list entries remain relevant, and to provide the opportunity for other buildings to be added to the list if they meet the Council's stated criteria for designation. The Local List was last fully reviewed in 2007/8.
- 4.2 The existing Local List has formed the basis of the review, but other buildings and structures have also been considered for inclusion on the list. These include those nominated by Parish Councils, Council Officers and some by local people with a specific knowledge in local history. Similar to statutory designation we have also used a thematic approach to identifying possible new entries, focussing on aspects or types of built heritage which contributes to the distinctive character of the Borough – e.g. water pumping stations, farm worker's dwellings (also known as 'Paddyshants') and former industrial buildings. We have also sought to highlight a number of the distinctive buildings/structures which reflect the

significant contribution made by the New Town movement with the building of Skelmersdale.

- 4.3 The review involved visiting each site, compiling a photographic record of each building, completing an initial assessment form and carrying out desk top local history research.
- 4.4 The scoring criteria used for the previous Local List has been revised, taking into account recent Historic England publications and advice. The adjustment in the assessment criteria takes into account the growing recognition of the wide range of values a heritage asset can hold – e.g. architectural importance, providing evidence of an area’s history and those who lived there, as well as a wider contribution to a street scene or view. The scoring criteria now carry equal weight which I feel provides a fairer and more balanced assessment tool. For example a building which may not have significant architectural value, but which embodies a rich social/local history, can achieve a higher score than it previously achieved. Details of the scoring criteria can be found in Appendix B attached to the report
- 4.5 As part of the review process, a moderation workshop was held. The workshop was attended by representatives from professional backgrounds (architecture, planning and surveying) the Conservation Area Advisory Panel (CAAP), West Lancashire Association of Parish Councils and the Council’s Development Control Team. The purpose of the workshop was to provide an external review of the survey and assessment work already undertaken and to assist in the validation of ‘borderline’ entries for inclusion onto the Local List. The group were presented with information on a number of marginal cases, including photographs and discussed the scores awarded to each of these buildings. The results of the workshop have help inform our final assessment of the buildings on the Local List.
- 4.6 As part of the review a total of 191 buildings have been assessed. The revised list contains 116 retained entries with 45 new buildings being proposed to be added and 5 buildings being identified to be deleted from the list.
- 4.7 The amended Local List is appended to this report (Appendix A) for Members information.
- 4.8 To maintain an up to date Local List I propose to continue to monitor the buildings on the list and will look to undertake a further full review by 2020/21.

5.0 SUSTAINABILITY IMPLICATIONS / COMMUNITY STRATEGY

- 5.1 There are no sustainability impacts associated with this report and no impact on crime and disorder. The need to continue with efforts to protect and improve the quality of the environment within the Borough including its streetscene, natural and built heritage of our towns, villages and countryside has been identified as a key issue in the Sustainable Community Strategy.
- 5.2 The purpose of the ‘Local List’ is to facilitate sustainable development in West Lancashire which respects the Borough’s heritage and is, consistent with the West Lancashire Local Plan and the National Planning Policy Framework.

6.0 FINANCIAL AND RESOURCE IMPLICATIONS

6.1 There are no significant financial or resource implications arising from this report.

7.0 RISK ASSESSMENT

7.1 Having an up-to-date 'Local List' helps safeguard valuable non-designated heritage assets within the Borough from being harmed or lost altogether.

Background Documents

The following background documents (as defined in Section 100D (5) of the Local Government Act 1972) have been relied on to a material extent in preparing this Report.

<u>Date</u>	<u>Document</u>	<u>File Ref</u>
2014 – To present date	Review of Local List – Survey Score sheets	LLB – 2014 review

Equality Impact Assessment

There is a direct impact on members of the public. Therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as Appendix C to this report, the results of which have been taken into account in the Recommendations contained within this report.

Appendices

Appendix A – List of Locally Important Buildings

Appendix B – Scoring criteria used for the Review

Appendix C – Equality Impact Assessment