

Conservation Areas of



Rossendale

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Proposals for Rossendale's Conservation Areas



Conservation Areas were first introduced by the Civic Amenities Act 1967. The Act has now been incorporated and expanded into the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides the legal basis for planning control within Conservation Areas. This Act requires every Local Planning Authority to designate Conservation Areas (where appropriate) and to recommend policies and proposals to ensure that the special character of such areas is protected and improved.

Development Control policies for the Borough are described in the Council's Local Plan Saved Policies, and these are the very minimum necessary to protect and improve Conservation Areas. Government guidance and best practice recommends that the first step in preparing Conservation Area policies is to fully understand the character and special qualities of each area. Since 2005 national Best Value Performance targets have been measuring Local Authority performance in studying

Conservation Area character (Conservation Area Appraisals) and in producing policies and proposals for protection and improvement (Management Plans). The Council has begun the process of appraising the character of its Conservation Areas and has set out a programme to produce approved appraisals and published management plans.

The Council is committed to involving local communities in the understanding of the Borough's heritage and in forming proposals for the future. In Conservation Areas local people will have the opportunity to be involved in the consideration of issues such as new designations, boundary alterations, character appraisals and management plans.

This booklet will help to identify and introduce the Borough's designated Conservation Areas and to ensure that the boundaries of these special areas are widely recognised. It also aims to give general guidance on the implications of Conservation Area status.

What is a Conservation Area?

The legal definition of 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.



There is no standard pattern for what constitutes a Conservation Area. They range in size from whole villages or town centres to small groups of buildings. Listed Buildings (buildings which are individually protected) may form part of a Conservation Area, but it is not essential for Conservation Areas to contain them. Other attractive building groups, landscapes, historic street patterns, walls, trees and archaeological sites and monuments may also form the basis of a Conservation Area. It is the

character of an area as a whole that the legislation seeks to protect rather than simply individual buildings within the area.

Designation of a Conservation Area does not stop new development or alterations to existing buildings. However, the Council does have a duty to ensure that any new development improves or, at the very least, does not harm the character or appearance of the area. It is therefore important that the qualities and character of the area which led to the designation of the Conservation Area are studied and understood.



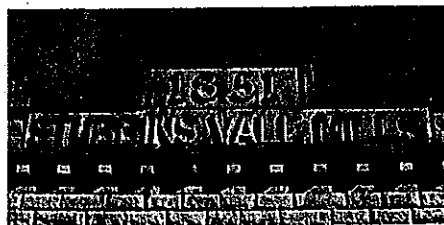
The Elements that make up a Conservation Area

Designating a Conservation Area is a statement of the Council's intention to protect and, where possible, improve its special qualities. The procedure for designation of a Conservation Area usually involves a survey and assessment of the character and qualities of the area concerned. This will include an understanding of:

- The story of the beginnings and the growth of a settlement and its landscape;
- The archaeological significance of the area including any Scheduled Ancient Monuments (usually ancient sites or structures);



- The architectural and historic quality, character and value of the buildings, both listed and unlisted, and the contribution which they make to the special interest and appearance of the area;



- The relationship between the buildings, spaces and the linkages between them;
- Traditional building types and materials particularly those which are special or common to local areas;
- The contribution made by green spaces, trees, hedges and other natural or cultivated elements, to the character of the area;
- The existing and former uses within the area and their historic role, and the influence of these on the settlement form and building types;
- The relationship of the built environment to landscape or open countryside, including definition of significant landmarks, vistas and panoramas where appropriate;
- Features which may harm the special character of the area.

What are the Implications of a Conservation Area Designation?

Local Plan Saved Policies

The designation of a Conservation Area is a major land use policy decision and introduces a number of legal and other controls. Rossendale Council's Planning Policies with regard to Conservation Areas are outlined in the adopted Rossendale District Local Plan Saved Policies. A main objective of the Plan is to protect the distinctive character of Rossendale. The whole range of policies within the Plan may apply to Conservation Areas depending on their nature, location and the proposals involved. Policies covering the Green Belt, archaeology and the historic landscape will also be relevant in some Conservation Areas. Policies specific to Conservation Areas are largely within the Heritage Protection part of the Plan, and include **HP.1** (Conservation Areas), **HP.5** (Shop Fronts), **DC.5** (Advertisements). The Local Plan will be replaced by the Local Development Framework.

The character and appearance of Conservation Areas should always be given full consideration in planning decisions. The objective of protection can be achieved either by development which makes a positive contribution to the area's character or appearance, or by development which leaves the character or appearance unharmed.

The following are Rossendale's policies, which set the framework for dealing with planning applications. This is not a complete list of all the Council's policies and reference should always be made to the Local Plan Saved Policies or contact made with the Planning Department for a full explanation.

There are separate policies that cover listed buildings (**HP.2**) and scheduled Ancient Monuments (**HP.6**)

HP1 - Conservation Areas

Proposals for development within Conservation Areas will be assessed against the following criteria:

- a) Townscape features and roofscape
- b) Views within and out of the Conservation Area
- c) The effect upon the character of the Conservation Area
- d) Any trees of importance to the character of the area
- e) And compliance with Policy DC.4 (the use of natural building materials)

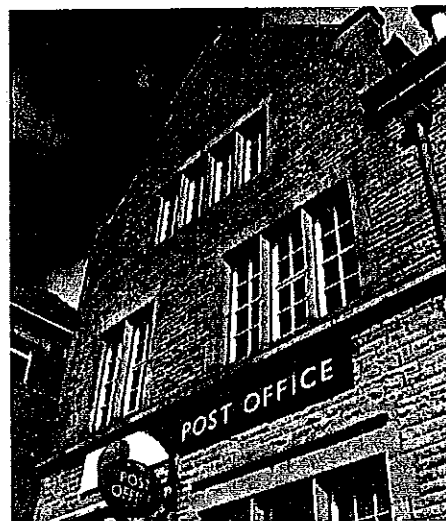
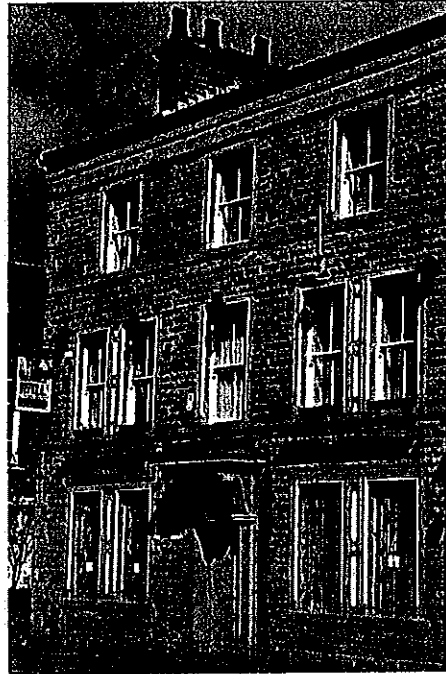
HP5 - Shop Fronts

The Council will seek to retain shop fronts of architectural or historic interest and ensure that new shop fronts respect the character of the building to which they are attached and the townscape in general.

DC5 - Advertisements

Applications for advertisement consent will be determined having regard to the issues of amenity and public safety as required by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and generally in the interest of maintaining attractive urban townscape and rural landscape, without unnecessary clutter. The justification refers specifically to the Rossendale's Conservation Areas.

The Joint Lancashire Structure Plan contains policies aimed at protecting and enriching the county's historic environment (buildings and landscape). These are fully explained in the supplementary planning guidance issued under the heading Landscape and Heritage. The Structure Plan contains other policies that may impact on proposals within Conservation Areas.



Additional Planning Controls

The following are specific additional national planning considerations, which apply in Conservation Areas. These result from either planning law or planning guidance issued by central government.

Demolition

The demolition of most unlisted buildings and some fences and walls is controlled within Conservation Areas. Approval in the form of Conservation Area Consent (CAC) is required from the Local Authority for works of demolition. It is a criminal offence to carry out demolition without the necessary permission.

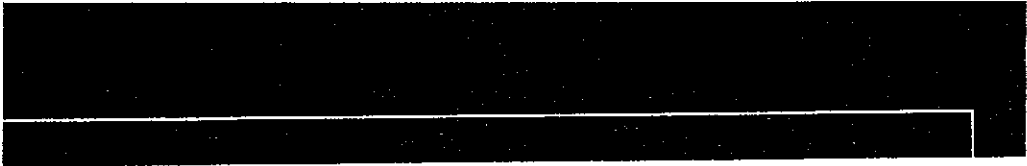
Conditions applied to Conservation Area Consent approvals will normally require that demolition shall not take place until a contract for the carrying out of works of redevelopment has been made and planning permission for those works has been granted. Such conditions are designed to avoid creating ugly vacant sites for long periods before new development begins. In some circumstances a record will need to be made of the building to be removed. This will cover its history,

character and special qualities.

As a general rule, advice from the Council's Planning Department should always be sought when considering any demolition works. The removal of historic buildings and features that contribute to the character of Conservation Areas will not normally be supported.

Control of Development

When considering planning applications in a Conservation Area the Local Authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Development within or affecting the setting of a Conservation Area should therefore seek to preserve or enhance all features which contribute positively to the area's character or appearance. Special regard will be paid to the impact of proposed development on the character or appearance of the Conservation Area and development likely to have an adverse impact will not normally be permitted.



In order to enable a proper assessment of how proposals are likely to affect the character of the areas, full and detailed planning applications will be required. Outline applications (which put forward schemes in principle only) will not normally be acceptable.

New development within or affecting the setting, character or appearance of a Conservation Area should comply with the following criteria:

- the position of the building on its site should relate well to surrounding buildings and/or open space;
- materials should be appropriate to the general character of the area and in keeping with the surrounding buildings;
- the size and bulk of the building should be in scale and harmony with surrounding buildings and the area;
- the design should ensure that the proportions of the parts are in scale with each other and relate well to adjoining buildings, while detailing should be appropriate to the individual building and the local building character;

- the development should not adversely affect the streets, roofs, skyline and setting of the Conservation Area, or significant views in and out of the area;
- the development should not adversely affect important open space.

Trees

The Council will seek to retain and enhance trees and woodland areas which contribute to the landscape character of the Borough. Development proposals resulting in the loss of those trees which make a valuable contribution to the character of the landscape or a Conservation Area will be resisted.

It is a requirement that anyone wishing to fell, prune or uproot a tree in a Conservation Area must give the Council 6 weeks prior written notice. The Council then has an opportunity to determine the contribution and importance of the tree, and, if appropriate, make a Tree Preservation Order.

For further information on trees in Conservation Areas and Tree Preservation Orders please contact the Council's Planning Department.

Residential Permitted Development in Conservation Areas

There are certain changes to buildings which can be carried out without the need to first apply for and obtain planning permission - this is known as permitted development. Whilst these regulations apply to all types of agricultural, industrial and commercial buildings, householders should note that the following list gives the broad headings for development that are likely to require planning permission.

- Extensions and/or alterations to a house or its roof
- Porches
- Buildings erected in the grounds/ curtilage of dwellings
- Hardstandings
- Gas or oil tanks
- Chimneys, flues, soil or vent pipes
- Satellite dishes or other antenna
- Means of enclosure, such as gates, fences, walls etc.

In Conservation Areas because the rules are much stricter, the types of alterations and extensions below always require permission.

- The cladding of a house
- Extensions over one storey high
- Roof extensions
- Buildings in the curtilage of a dwelling
- Installing chimney flue or pipe on a wall or roof fronting a highway
- Some demolition works.

On top of these restrictions, the Council may also withdraw certain or all permitted development rights where there is perceived to be a threat to the character or appearance of the Conservation Area. Where these are imposed, they have the effect that any alteration or extension to a building would require the submission of an application for planning permission. Such action is referred to as the making of an Article 4 Direction. The table below lists current Article 4 Directions authorised within Rossendale's Conservation Areas.

Table One: Previously Authorised Article 4 Directions Within Rossendale's Conservation Areas

Conservation Area	Date Article 4 Direction Authorised
Chatterton/Strongstry Conservation Area	18 October 1983
Irwell Vale Conservation Area	3 May 1985
Bacup Town Centre Conservation Area	16 October 1992

In all cases it is important to seek advice before commencing development. Information can be found at the following locations and is best read before contacting the planning department.

Interactive House Guide
www.planningportal.gov.uk/house

**Town and Country Planning
(General Permitted Development)
Order 2008**
[www.opsi.gov.uk/si/si2008/
uksi_20082362_en_1](http://www.opsi.gov.uk/si/si2008/uksi_20082362_en_1)

English Heritage Website
www.english-heritage.org.uk



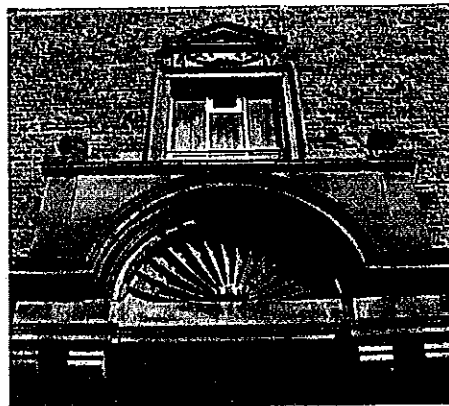
New Uses

New uses for old buildings will be encouraged if they are likely to

ensure continued economic use of the properties, and do not conflict with or harm the surroundings or the character of the area. This may include consideration of the conversion of redundant commercial space above shops into residential use subject to other Council policies.

Detail

It is often the small details, which together contribute to the character of buildings and the Conservation Area as a whole. It is not only major elements such as listed buildings, monuments or open spaces that establish the character of a Conservation Area. Minor features such as stone walls, iron railings, chimneys, windows and doors often add considerably to the charm of an area and therefore their alteration or loss will be discouraged.



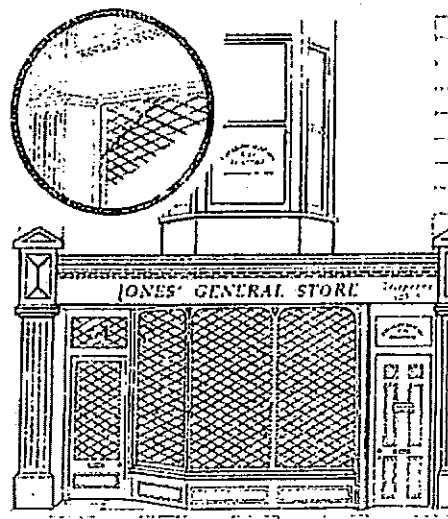
Shop Fronts and Advertisements

Two of the Conservation Areas within the Borough include commercial centres. The appearance of shop fronts and the display of advertisements can pose particular problems in terms of the character and appearance of Conservation Areas. It can be contrary to the commercial attraction of the area if the visual quality is reduced by insensitive box fascias, lighting or poorly considered use of materials and colours. Visual clutter can also result from a proliferation of projecting signs and shop window advertisements. The overall objective within a Conservation Area is that shop fronts and advertisements should harmonise with and enhance both the character of individual buildings and the appearance of the general street scene.



It should be noted that EXTERNAL SECURITY SHUTTERS require planning permission and within Conservation Areas there will be a strong presumption against metal lath shutters and externally fitted lattice grille shutters. Internal security screens and laminated glass are preferred.

The latter do not detract from the character and appearance of the shop front or the street elevation. Where unauthorised security shutters are erected which detract from the appearance and quality of a Conservation Area the Council may take Enforcement Action to secure their removal.



internal grills with laminated glass, protect the security and appearance of the shop front

Streetscene

Of essential importance to the improvement of Conservation Areas is the enhancement of the overall street scene. Before any proposals are prepared for street improvements an analysis should be carried out to identify the form, pattern and type of material suitable for use in the Conservation Area. Particular care must be taken in the siting and design of lamp posts, traffic signs, street lighting and street furniture that will have an impact on the appearance of streets. Close attention must be given to the improvement and general maintenance of paving and road surfaces.

Specialist expertise should be sought at an early stage from English Heritage, Amenity Societies and the Council's appropriate officers.



Repair of Buildings

Most buildings in Conservation Areas are kept in good repair. However, in circumstances where a building's future is at risk due to its poor condition, the Council has powers to step in to ensure that basic repairs are undertaken.

Advice and Assistance

Because of the importance of detail within the Conservation Areas, new developments and alterations to existing buildings, however small, could threaten the area character if not carefully and sympathetically designed. Therefore, when any work, however minor, is contemplated, it may be helpful to discuss proposals with the Planning Department at the earliest stage.

It is also strongly recommended that when contemplating development proposals within Conservation Areas suitably qualified, professional advice is sought from an Architect or Building Surveyor. They will be able to ensure that your proposal is designed in accordance with the constraints laid down for the Conservation Area and direct you to employ builders skilled in working in historic areas.

Planning applications for development within Conservation Areas will require more supporting detailed information than may normally be the case elsewhere. Virtually all applications will require the preparation and submission of a design and access statement which will be expected to explain how the design has been developed and what decisions have led to the final proposal. It is expected that aspects of proposals may require larger scale drawings to clearly show the detail of important elements such as windows, doors, decorations and signage.



Grants for the repair or restoration of listed buildings and buildings in Conservation Areas

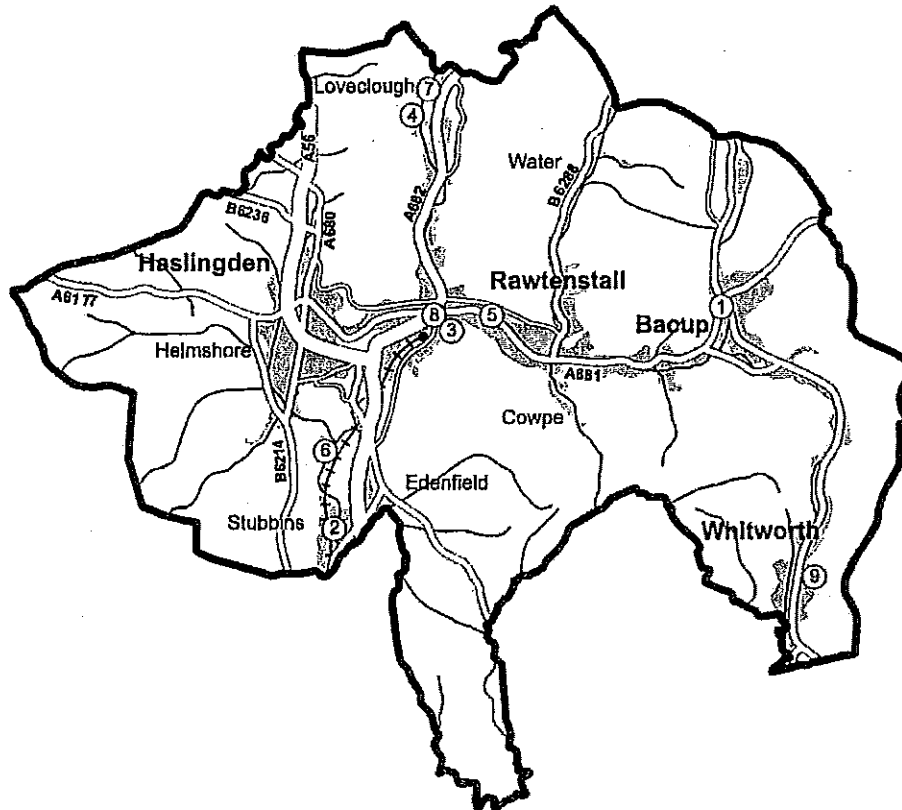
The vast majority of properties within Conservation Areas are owned by private companies and individuals. Maintenance and repair of these buildings by their owners will inevitably continue to comprise the major part of the investment in the protection of the character and appearance of the Borough's Conservation Areas.

However, from time to time, national grants made may be available towards the cost of repairs to historic buildings.

Grant aid tends to be targeted on particular areas and/or types of buildings and availability will vary from year to year.

It is, therefore, suggested that potential applicants for grant aid discuss their repair/restoration project in outline with the Planning Department in order to determine availability of such financial assistance and how to apply.

6: Rossendale's Designated Conservation Areas

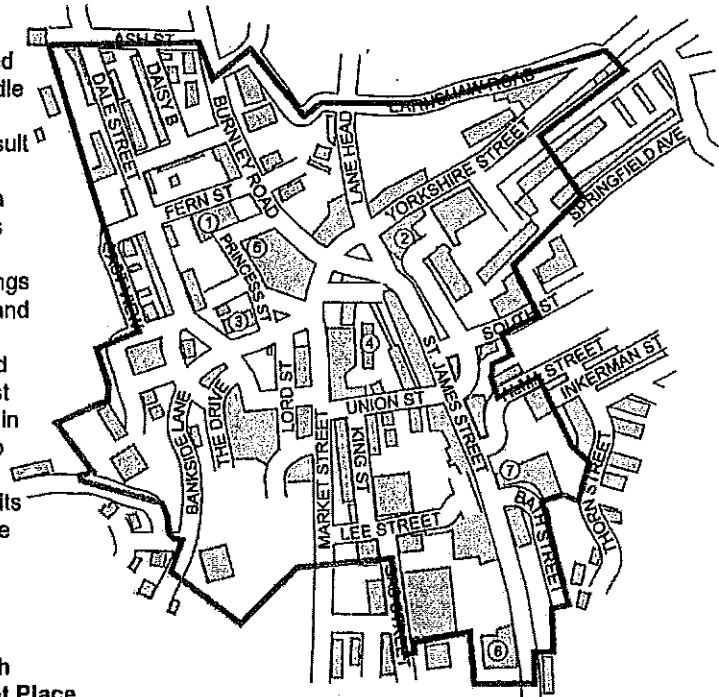


- 1 - Bacup Town Centre
- 2 - Chatterton/Strongstry
- 3 - Fallbarn
- 4 - Goodshawfold
- 5 - Higher Cloughfold
- 6 - Irwell Vale
- 7 - Loveclough Fold
- 8 - Rawtenstall Town Centre
- 9 - Whitworth Square

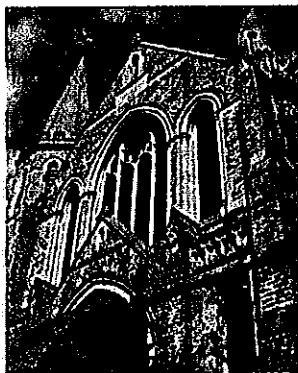
Bacup Town Centre

1. Bacup Town Centre

Bacup is in the east of the Borough. It developed rapidly between the middle of the 18th and 19th centuries. This was a result of industrial expansion based on its position at a major trading crossroads and the crossing of the River Irwell. Many buildings remain from this period and these range from grand Victorian commercial and civic structures to modest weavers cottages sitting in narrow alleyways. Bacup centre has survived a number of proposals for its redevelopment during the 20th century.



- 1 - St John's Church
- 2 - Library
- 3 - St Mary's RC Church
- 4 - Temple Court Market Place
- 5 - Bingo Hall
- 6 - Empire
- 7 - The Maden Centre (Sure Start)

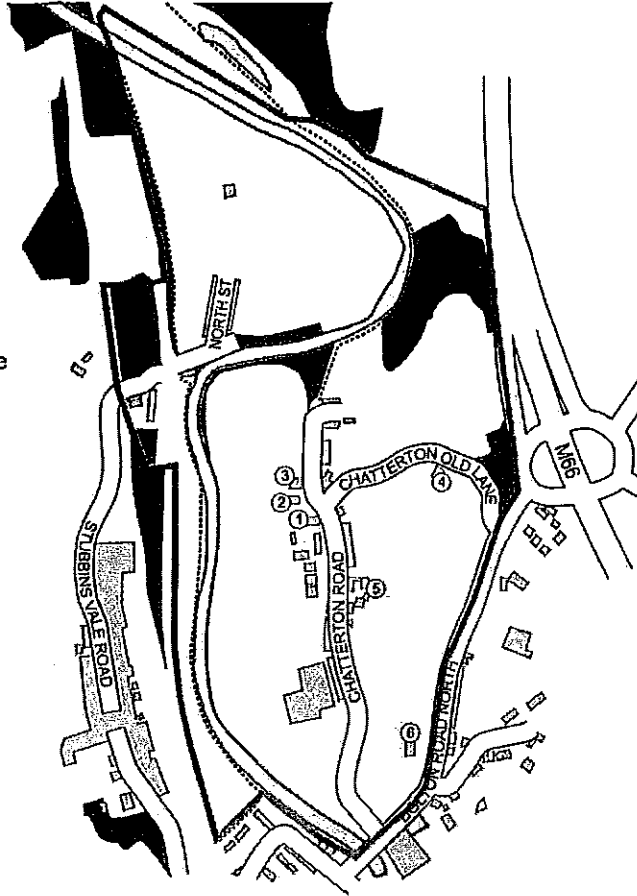


Chatterton/Strongstry

2. Chatterton/Strongstry

These are two mill villages located by the River Irwell north of Ramsbottom, now set slightly isolated in open countryside. Chatterton is the older based originally on a water-powered mill built c1800 but now demolished, with the cottages remaining in an informal layout. It was the focus of power-loom riots in 1826. Strongstry is largely mid 19th century and its remaining cottages are in a more uniform layout.

- 1 - St Phillip's Church
- 2 - Vicarage
- 3 - Chatterton Fold
- 4 - Highbury
- 5 - Chatterton Farm
- 6 - Rosebank House

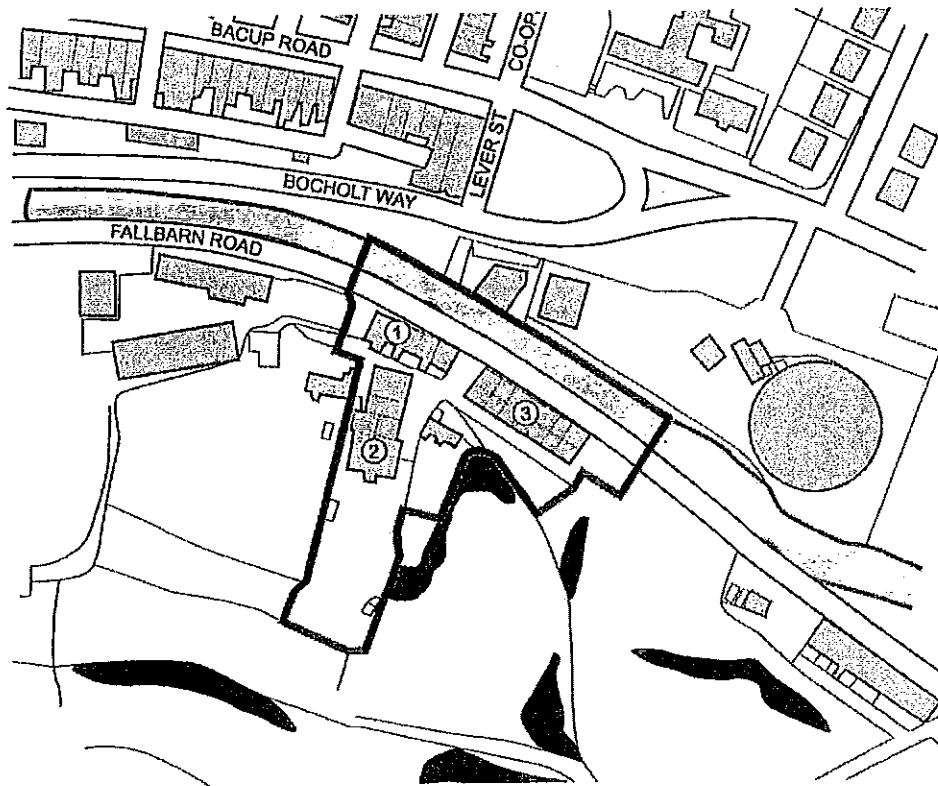


3. Fallbarn

Fallbarn was originally a modest agricultural settlement located at the rising of a natural spring close to the River Irwell. In the mid 19th century Richard Hardman, a successful woollen manufacturer, commissioned Richard Williams to build a small village around the settlement, the main building being Cherry Tree House, a mock Elizabethan mansion. Parts of the village and the farm buildings remain as a distinct settlement.



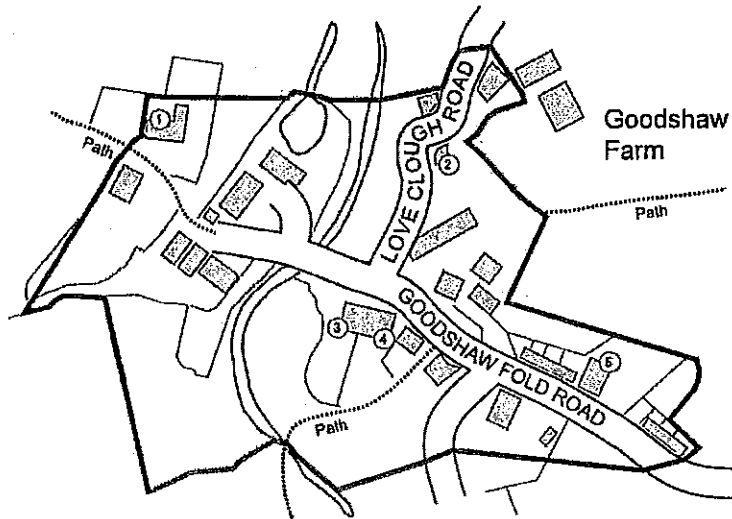
- 1 - Merry Trees
- 2 - Cherry Tree House
- 3 - Albert Terrace



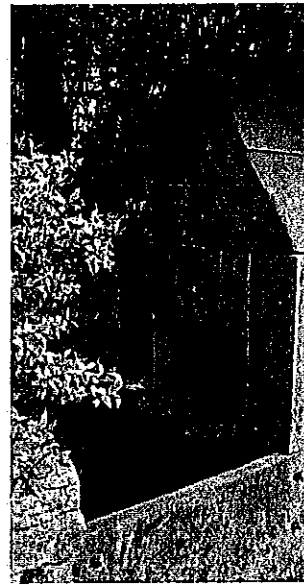
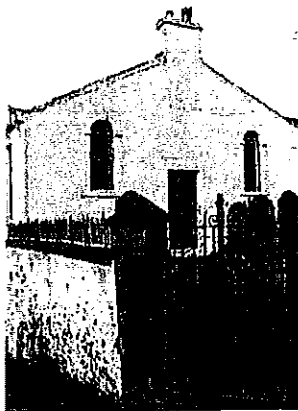
Goodshawfold

4. Goodshawfold

Goodshawfold is a compact group of houses, farms and barns located at the bridging of Limey Water on the old road over the moors to Accrington. It grew around the medieval manor house of the Hargreaves family and an early spinning mill. Both were demolished in the 1960s but buildings of character still remain, including the Rehoboth, a Baptist chapel converted from three cottages in 1852.



- 1 - Tooter Cottage
- 2 - New Mansion House
- 3 - Rings Nook
- 4 - Sliven Clod House
- 5 - Rehoboth Chapel

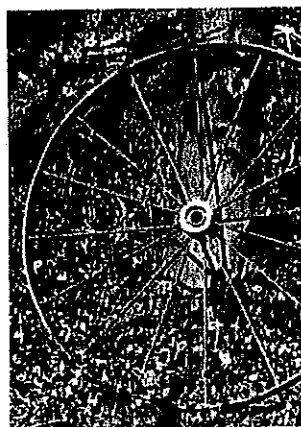
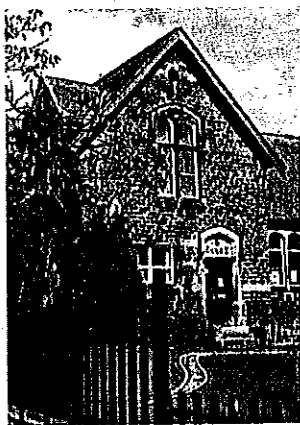
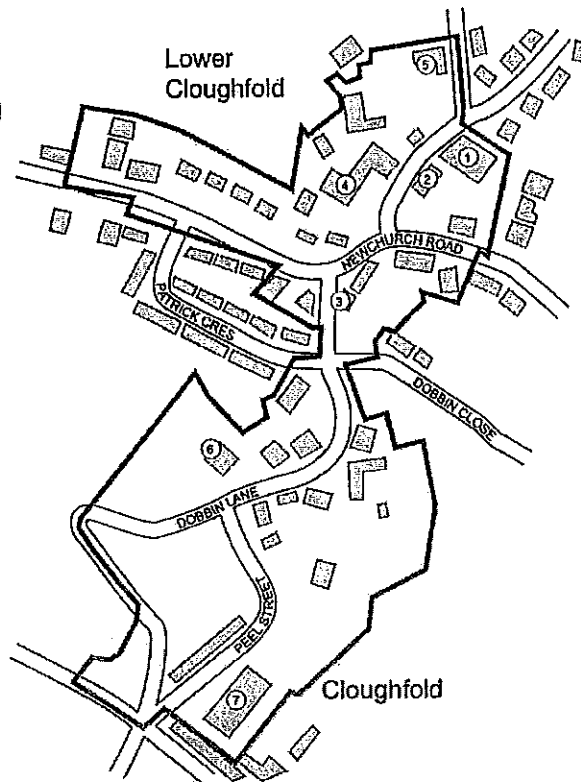


Higher Cloughfold

5. Higher Cloughfold

Formerly known as *Deadwinclough*, this settlement was an important focal point in post medieval and Georgian times, being a meeting place for Non-conformists from the late 1600s. It later became an early centre for the textile industry, and several buildings show clear evidence of workshop use. There is a rich variety of building styles from 1700 onwards, including two Victorian villas and an impressive former vicarage to St John's Church. It can be found between Rawtenstall and Newchurch.

- 1 - Slon Baptist Church
- 2 - Litchford House
- 3 - Red Lion Hotel
- 4 - Spring Hill Cottages
- 5 - The Croft
- 6 - The Old Refectory
- 7 - Cloughfold County Primary School

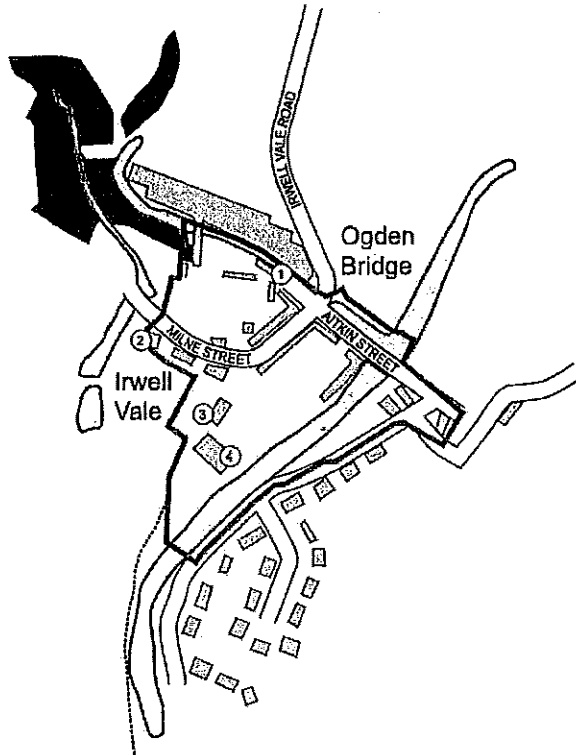


Irwell Vale

6. Irwell Vale

Irwell Vale is a planned mill village dating from the 1830s, and built to a tight layout. It is located south of Helmshore at the meeting of two rivers, and accessed across a narrow bridge. It is set in attractive countryside with the heritage railway halt to the east and some later industrial buildings to the north.

- 1 - Aquaduct
- 2 - Hawthorne House
- 3 - Irwell Vale Methodist Church
- 4 - Rivermead

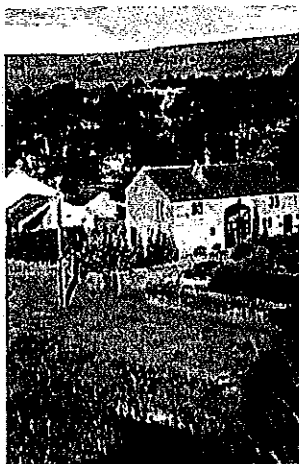
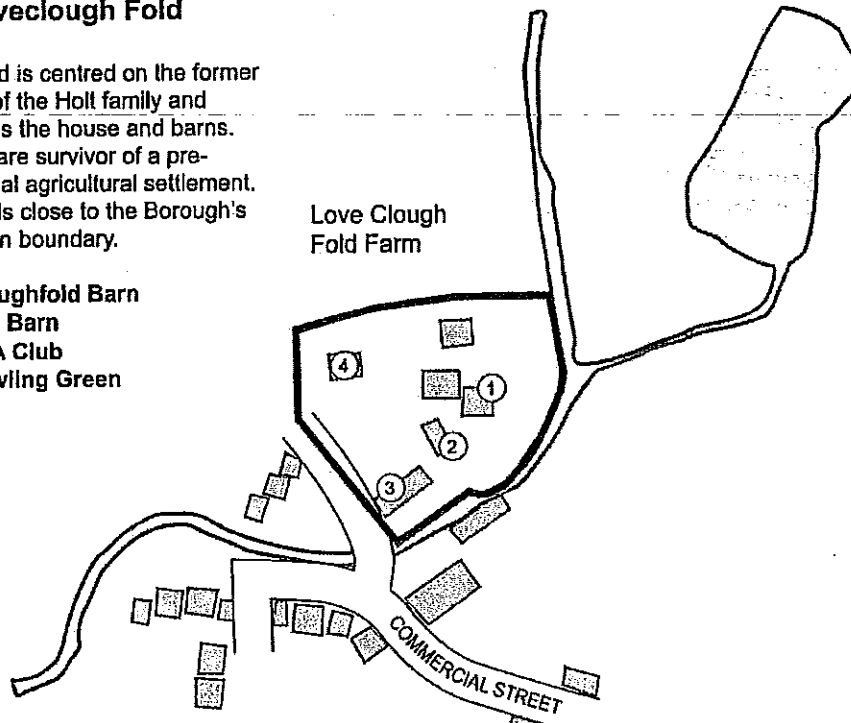


oveclough Fold

7. Loveclough Fold

The fold is centred on the former home of the Holt family and contains the house and barns. It is a rare survivor of a pre-industrial agricultural settlement. It stands close to the Borough's northern boundary.

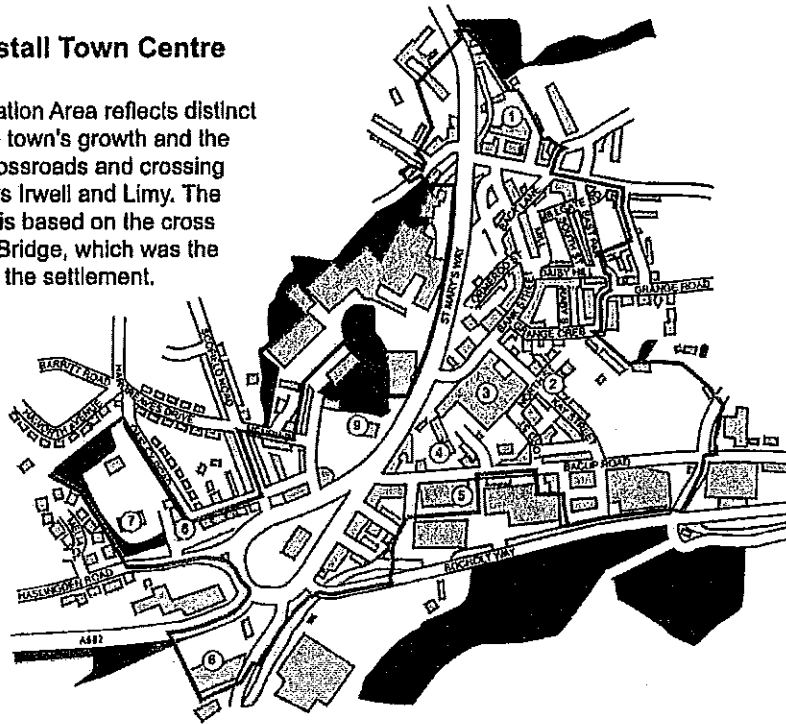
- 1 - Cloughfold Barn
- 2 - The Barn
- 3 - CPA Club
- 4 - Bowling Green



Rawtenstall Town Centre

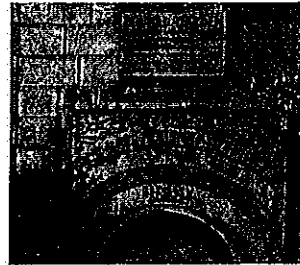
8. Rawtenstall Town Centre

The Conservation Area reflects distinct periods in the town's growth and the meeting of crossroads and crossing points of rivers Irwell and Limy. The northern end is based on the cross roads at Top Bridge, which was the beginnings of the settlement.

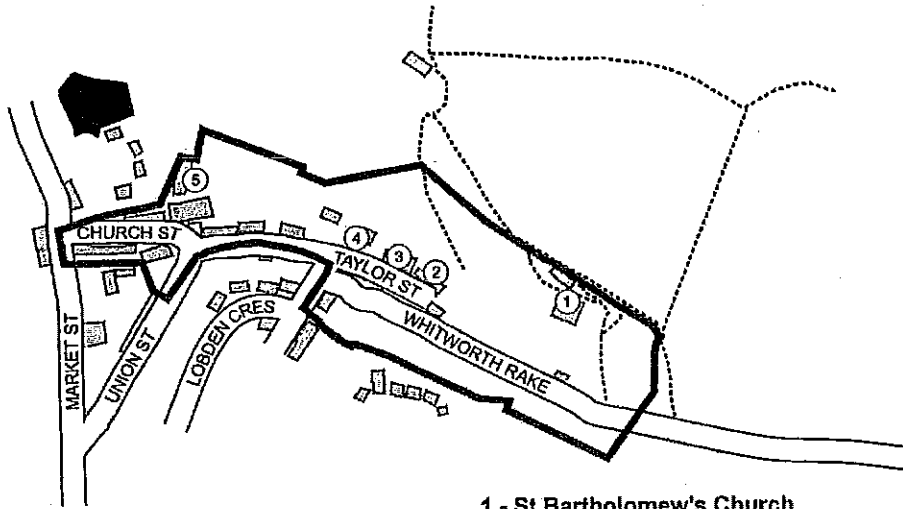


To the south is the grander and planned architecture produced by the wealth of industrial development during the 19th century. Bank Street links the two and exhibits a range of styles and periods around a stone set roadway and restored stone footways. To the east is what remains of the mill development that at one time dominated the town.

- 1 - Market
- 2 - Kay Street Baptist Church
- 3 - The Valley Centre
- 4 - Longholme Methodist Chapel
- 5 - Heritage Arcade
- 6 - Railway Station
- 7 - Mormon Church
- 8 - St Marys Chambers
- 9 - St Marys Church



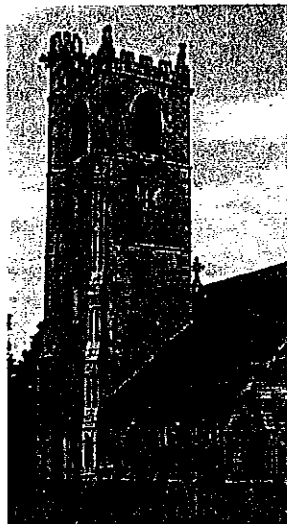
Whitworth Square



- 1 - St Bartholomew's Church
- 2 - Red Lion Public House
- 3 - Whitworth House, White Rose Cottage and Taylors Cottage
- 4 - St Bartholomew's Vicarage
- 5 - Horse Croft Farm

9. Whitworth Square

The origins of the area are in its setting at the foot of a moorland road, on a ledge above a river crossing, and set around a medieval Chapel-of-Ease. Much of the area reflects its informal growth up to the 18th century, but it has a more formal square fronting the Red Lion. This is said to be a result of the residence in the square of the famous 'Whitworth Doctors' who attracted patients from all over the country to their surgery. St Bartholomew's Church replaced the Chapel-of-Ease in the 1860s, and it now sits above and dominates the square.



Contacts

If you need to contact the Council in connection with the Conservation Areas in general, or about changes to land and individual buildings, please use the development control telephone number.

Linda Fisher
Executive Director of Regulatory Services
Rossendale Borough Council
One Stop Shop
Lord Street
Rawtenstall, BB4 7LZ

Planning Department
Development Control
Rossendale Borough Council
One Stop Shop
Lord Street
Rawtenstall, BB4 7LZ

Tel: 01706 252580
planning@rossendalebc.gov.uk
www.rossendale.gov.uk

USEFUL CONTACTS

Rossendale Civic Trust
The Weavers Cottage, Fall Barn
Road, Bacup Road, Rawtenstall,
Lancashire BB4 7NW.
Tel: 01706 229828

Lancashire County Council
Archaeological Service,
Environment Directorate
PO Box 9, Guild House
Cross Street, Preston
PR1 8RD
Tel: 01772 533404

English Heritage
North West Region, Suites 3.3 & 3.4,
Canada House, 3 Chepstow Street,
Manchester, M1 5FW.
Tel: 0161 242 1400

ACKNOWLEDGEMENTS

Pictures and artwork courtesy of
Bury Council.

PLEASE NOTE: CONSERVATION AREA BOUNDARIES MAY BE ADJUSTED AND UPDATED AND NEW AREAS DESIGNATED. PLANNING CONTROLS MAY ALSO CHANGE OVER TIME. ALWAYS CHECK WITH THE COUNCIL'S PLANNING DEPARTMENT TO BE SURE OF CURRENT SITUATION.



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Conservation Areas of Rossendale