

# Appendix I

## Listed Buildings in the Proposed Leeds & Liverpool Canal Conservation Area

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### Grade I Listed Buildings

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#### **Five Rise Locks with overflow channels Leeds and Liverpool Canal Bingley**

5-rise locks and overflow channel. C1773 by John Longbottom. Large dressed stone retaining walls with rebates for gates. 1st lock has widely splayed sloping wall to either side. Other locks have ramped walls to curved platforms approached up a flight of 15 stone steps to either side. Issuing at right angles from each lock are overflow channels which spill into a wider sloping channel to right which flows into canal at lower level to right of 1st lock. The canal was authorised by an Act of 1768 and planned by James Brindley. This portion was the work of local masons and remains in virtually unaltered condition. These locks, including the 3, 2 and 1 Rise Locks (q.q.v.), raise boats to a height of 120 feet and are perhaps the most important flight of locks in the country, the 5-rise locks being one of the greatest feats of engineering of the canal age.

#### **West Riddlesden Hall Scott Lane (south side, off) Riddlesden**

House dated \_TL 1687\_ with C19 alterations and additions. For Thomas Leach. Coursed dressed stone, stone slate roof. 2 storeys with attic. South front: 3 gabled bays. Chamfered plinth. Central doorway with torus-moulded architrave on plinth blocks. Lead down-pipe with floral motif on left. To left and right on ground and 1st floors an 8-light double-chamfered mullioned and transomed window with cross-window over door. Moulded band over windows with terminals dropped either side of ground-floor windows. Each gable has an oculus with hollow-moulded surround and lead comes. Cyma-reversa ashlar coping. Ball finials. Corniced ridge stack. Wing to right, set back, has ground floor masked by later work, but a 3-light double-chamfered mullion window to 1st floor. Entrance (west) front: 4 bays.

Chamfered plinth. double-chamfered mullion windows. Bay 1: a 2-light window with hoodmould to each floor (possibly C19). Bay 2: C19, 2-storey, flat-roofed porch with chamfered plinth, studded double-door in moulded ogee-headed surround with hoodmoulded, string, traceried round window with hoodmoulded, string, parapet and ashlar coping. Bay 3: 8-light window with king mullion and glazing bars; string; 4-light windows above. Bay 4: gabled. C19 2-storey canted bay (in style of porch) with 2-light windows, those to ground floor with transoms, strings, parapet. Gable has shaped kneelers, moulded ashlar coping, ball finials, corniced stacks. Other stacks to ridge. further good double-chamfered windows, some retaining lead comes, to north and east fronts. Interior: oak-panelled hall with dated beam and open-string staircase with turned balusters.

*L Ambler, The Old Halls and Manor Houses of Yorkshire, 1913, p90, plate 108.*

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### Grade II\* Listed Buildings

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#### **Three Rise Locks with overflow channel Leeds and Liverpool Canal Bingley**

3-rise locks and overflow channel. C1773. By John Longbottom. Large dressed stone retaining walls with rebates for gates. 1st lock has widely splayed sloping wall to either side. 2nd and 3rd locks higher up hill have ramped walls with a flight of 15 stone steps to either side. Overflow channel to right has connecting channels from 2nd and 3rd lock.

The canal was authorised by an Act of 1768 and planned by James Brindley. One of the locks culminating in the 5-rise lock (q.v.)

#### **Two Rise Locks with overflow channel Dowley Gap Leeds and Liverpool Canal**

Two rise locks with overflow channel. C1773. By John Longbottom to plan of James Brindley. large dressed stone retaining walls. 3 rebates for gates. Pedimented ramps to higher lock with a flight of 10 stone steps to either side. Overflow channel on north side has hammer-dressed stone retaining walls. Part of the series culminating in the Five-Rise Locks (q.v.).

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### Grade II Listed Buildings

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#### **No. 287 Apperley Road (north side) Apperley Bridge**

Circa 1820-30, 2-storey house of thin stone "bricks", associated with the adjacent canal. Sill bands to both floors. Paired brackets to eaves of stone slate roof with flanking chimneys. Three windows. Later sashes in square stone frames. Plain doorway.

#### **No. 289 Apperley Road (north side) Apperley Bridge**

Circa 1820-30 stone house next to canal bridge and associated with Leeds and Liverpool Canal Company. Three-storeys tooled ashlar "bricks", sill bands. Gable end stone slate roof with flanking corniced chimneys. Three window symmetrical, squared stone frames to later sashes. Doorway with semi-circular fanlight and key to voussoir arch.

#### **Field House Apperley Road (south side) Apperley Bridge**

Circa 1840 rebuild of 1776 canal toll house standing at right angles to road and backing on to the tow path. Two storeys and basement with part of original building remaining as outhouse to the south. Coursed sandstone "bricks". Two

Opposite Page: Five Rise Locks, Bingley  
(Grade I Listed structure)

Below: 289 Apperley Road, Milman Bridge





window front to garden, revealed C19 sashes and plain doorway with marginal glazed rectangular fanlight. Gable end stone slate roof with flanking chimneys, small consoles to the eaves. The original building retains a 2 light square mullion window.

#### **Nos. 291 and 293**

##### **Apperley Road Apperley Bridge**

Late C18; circa 1776 associated with the canal. Two-storey pair of cottages, sandstone "bricks" with flush quoins. Gable end stone slate roof. Two light square mullion windows with wood casements. Three light square mullion windows to gable end facing the canal. Plain, squared stone frame doorways.

#### **Barn adjacent to east end of No. 293**

##### **Apperley Road (north side) Apperley Bridge**

Late C18; circa 1776 barn used as overnight stabling for barge horses working the Leeds and Liverpool Canal. Stone "bricks" with flush quoins; gable end stone slate roof.

#### **Tannery (building facing onto Park Road)**

##### **Clyde Street (south side)**

##### **Bingley**

Leatherworks. C1900. Hammer-dressed stone, ashlar dressings, cast-iron and wood top storey with Welsh blue-slate roof. 5 storeys to Park Road, 4 storeys to Clyde Street following slope of hill. Entrance front on Clyde Street has 4 bays with corner rusticated pilasters. 1st bay has doorway with architrave and overlight and small arched window to right. 2nd bay has doorway with monolithic jambs, consoles, cornice and inner moulded surround with fan-light. 3rd and 4th bays have windows with segmental lintels and consoles. 1st floor has rectangular windows with projecting sills. Set above the lintels is heavy cyma-moulded cornice



with shaped brackets. This continues round the building and supports the top double storey which is set back slightly with 4 bays of louvered timber walling and 2 tiers of 8-pane swivel windows. Each bay is separated by cast-iron column which supports eaves gutter. Hipped roof with 2 louvered ventilators. Attached to rear is 4-storey water tower with plated iron tank on top. Left-hand return has 6 bays with large doorways set in 3rd and 5th bays with windows as 1st floor front. Right-hand return has 7 bays of similar windows to ground floor and 1st floor with windows basket-arched to basement. Lateral stack set between 2nd and 3rd bays. Interior: Top floor, used as a leather drying room, has fish-bone king-post roof with cast-iron spandrels bolted onto the principal rafters and the cast-iron columns. On each floor cast-iron girders support wooden floor joists. Offices on entrance front.

#### **Elam Grange**

##### **Elamwood Road (off south side)**

##### **Riddlesden**

House. Probably late C17, altered C18. Stone, stone slate roof. 2 storeys, 2 1st-floor windows. Quoins. chamfered stone doorway. A later stone-mullioned window added to left. A 4-light double-chamfered mullion window to right, and two above (some mullions removed) with a cross-window to stairs. End stacks. Garden front: central door. Two 3-light flat-faced mullion windows to each floor.

#### **Farm buildings approx 60 metres**

##### **to north-east of Elam Grange**

##### **Elamwood Road (off south side)**

##### **Riddlesden**

Barn and cottages, now all farm buildings. C18. Stone with ashlar dressing, stone slate roof. Cottages: 2 storeys. Two 4-light flat-faced mullion windows. Barn: segmental-arched cart-entrance: lean-to extension under catslide roof on west side. Kneelers. 2 stacks.

#### **Barn approx 70 metres NNE of Elam Grange**

##### **Elamwood Road (off south side)**

##### **Riddlesden**

Barn. C17 or earlier. Stone, stone slate roof. Aisled; 4 bays. Large square opening on east: 3 chamfered doorways: small aisle lights, some chamfered. Low-pitched roof with copings. Interior crucks on padstones: trussed rafter roof with braced uprights.

#### **Limekiln in bank of canal, approx 170 metres to north of Elam Grange**

##### **Elamwood Road (off south side)**

##### **Riddlesden**

Limekiln. Date uncertain. Large, stone, round-arched opening, set in earth bank.

#### **Bingley Mills**

##### **Hill Side Road (north side)**

##### **Bingley**

Mill. Mid-late C19. Hammer-dressed stone, Westmorland green-slate roof. 4 storeys with 5-storey tower. 14 bays of windows. Corner pilasters, sill band to each floor. Semicircular arched windows to ground floor (blocked). Upper 3 floors have windows with segmental-arched lintels. Eaves band, heavily modillioned cornice to gutters. Attached to left is square tower with semicircular-arched window with impost band and keystone to ground floor. 2 smaller lights above. 2nd and 3rd floors each have stilted arched windows with impost bands and segmental lintels. 5th floor has 2-light window with 3 arched lights. Pyramidal roof. Right-hand return of 5 bays with central taking-in bay to each floor surmounted by Venetian window with impost and keystone to attic storey. Heavily modillioned coped gable with chimney to apex.

#### **Nos. 5, 6 and 7 Jane Hills**

##### **Shipley**

Three houses. Dated 1796. Hammer-dressed stone. Ashlar quoins. Stone slate roof. Two storeys, one bay each. Nos 5 and 6 have plain stone surround doorway with 6-panel door. No 7 has later inserted doorway. Each has one 3-light flat-faced mullion window to each floor. 6-pane casements. Tablet over doorway to No 6 reads: C R A 1796. Stone brackets to gutter. Gable copings on cut kneelers. Two ashlar stacks with cornice. Blocked taking-in door to left gable end.

#### **Nos. 7 and 9 Leach Way (north side)**

##### **Riddlesden**

Two houses. Dated '1756 T H L'. Stone, No 9 rendered; stone slate roof. 2 storeys, one 1st floor window each. Quoins. No 7 has door in plain stone surround and a 3-light window on each floor. No 9 has a C20 door and flanking lights with a 5-light, now 4-light, window above. All windows have plain stone surrounds and flat-faced stone mullions. Kneelers, copings.

#### **Riddlesden College (formerly barn to west of**

##### **Riddlesden Hall)**

##### **Leach Way (north side)**

##### **West Riddlesden**

Barn and mistal range now bible college. C17. Coursed stone, stone slate roofs. L-shaped range. 2 storeys. Barn: tall round-arched gabled cart-entry to left with chamfered voussoirs, the surround breaking forward. Round-arched vent above and shaped kneelers and ashlar coping to gable. Two chamfered quoin doorways, that to right with similar taking-in door above, the other with square opening above. Round-headed vents with sunk spandrels. To far right, first floor, a 2-round-headed-light window. Two C20 windows



Top: No's 5, 6 and 7 Jane Hills, Shipley. Grade II Listed.

Above: Limekiln to the north of Elam Grange Farm, off Elamwood Road, Riddlesden. Grade II Listed structure.

Far left: The Tannery, Park Road/Clyde Street, Bingley. Grade II Listed building.





From Top: Dowley Gap Bridge (bridge no.206),  
Dowley Gap. Grade II Listed structure;

Dobson Locks, near Milman Bridge. Grade II  
Listed structure.

and C20 glazing to doors. Skylights. Shaped kneelers, ashlar coping. Mistal range, at right angles to left: 3 chamfered, quoined doorways with deep lintels and C20 doors/ windows. Two square openings above. Shaped kneeler, ashlar coping to left. Rear: barn has a 3-light window with round-headed lights to 1st floor, left. Round-arched and rectangular chamfered vents to gable-ends. Formerly the barn of West Riddlesden Hall (q.v.).

**Aqueduct over Morton Beck  
Leeds and Liverpool Canal**

Canal aqueduct. C1770-73 when this section of the canal was constructed. James Brindley/John Longbotham, engineers. Coursed stone. Single segmental - headed arch with impost bands. Parapet to towpath side only with squared string course beneath. Coping to both sides, that to towpath side parapet ridged.

**Scourer Bridge (No 205)  
Dowley Gap**

**Leeds and Liverpool Canal**  
Road-bridge. Mid-late C18. Hammer-dressed stone. single horse-shoe elliptical arch with dressed and chamfered voussoirs. Coped parapet aligned to the slope of the hill.

**Dowley Gap Bridge (No 206)  
Dowley Gap**

**Leeds and Liverpool Canal**  
Accommodation-bridge. Mid-late C18. Hammer-dressed stone. Single horse-shoe elliptical arch with dressed and chamfered voussoirs.

**Seven arches Aqueduct  
Dowley Gap**

**Leeds and Liverpool Canal**  
Canal aqueduct. C1773. By John Longbottom to plan of James Brindley. Hammer-dressed stone, roughly-dressed stone parapet. 7 segmental arches with band over. Coped parapet with band. Only one arch over River Aire is in Bingley, the rest is in Shipley (q.v.). Authorised by an Act of 1768. An impressive aqueduct prominent in the landscape.

**Dowley Gap Aqueduct (formerly listed as Seven  
Arches\_ aqueduct)**

**Leeds and Liverpool Canal  
Shipley**

Aqueduct over River Aire. Circa 1773. Planned by James Brindley and carried out by John Longbottom. Hammer-dressed stone. 7 segmental arches, irregularly placed along aqueduct. String course above the arches. Parapet on string course to north side. Recent steel handrail to south side. The canal path to each side is concreted. The River Aire flows through the two most westerly arches, and the western part is included in the Bingley list (q.v.).

**Hirst Lock, east of junction with Hirst Lane  
Leeds and Liverpool Canal**

**Saltaire**

Canal Lock. Circa 1773. Canal planned by James Brindley and carried out by John Longbottom. Deeply-coursed stone sides and coping widening to form basin on west side. Two pairs of wooden gates and balance beams, the gates to west with recent repairs. Culvert on north side.

**Canal Bridge No 208  
200 metres west of junction with Dock Lane  
Shipley**

**Leeds and Liverpool Canal**

(formerly listed as Tow Horse Bridge across the Leeds and Liverpool Canal)  
Canal bridge. Circa 1774 (date of canal). Coursed rubble. Single span shallow segmental arch with rough-cut voussoirs. Hump-backed with round copings to parapet. Setted walkway, partly concreted. Tow path under on north side.

**Field 3-Rise Lock**

**Esholt**

**Leeds and Liverpool Canal**

3-rise lock. C1774-77 with replacement of materials and movable parts. James Brindley/John Longbotham, engineers. Comprises 3 adjoining wide chambers of coursed dressed stone with stone coping, the walls of the upper 2 curving out at their tails, with stone steps to either side. 2 pairs of late C20 wooden gates to top chamber with one pair of the same to each of the lower ones (the upper gates being formed by the lower gates of the chamber above). Each pair has integral rack and pinion paddle gearing and adjacent boxed ground paddles, with the exception of the middle chamfer, where the ground paddles have been removed. Stone set ginny ring at each gate. Each chamber has a wooden plank footbridge across its tail. Overflow weir to offside from towpath, with channels leading into it from 2 lower chambers.

**Barn to rear of Bottom Farmhouse**

**Thackley**

**Leeds and Liverpool Canal**

Early to mid C19, large sandstone "brick" barn to rear of farmhouse facing yard. Hipped slate roof. Segmental arched openings and similar voussoir arched portal.

**Bottom Farmhouse**

**Thackley**

**Leeds and Liverpool Canal**

Circa 1820-30 farmhouse. Two storeys, sandstone "brick". Stone slate roof with saddlestones, corniced chimneys. Two bay front, revealed sashes, squared surrounds. Four panel door in squared jambs. Two light square mullion rear windows.

**Retaining walls, gates and shoot of Milman Bridge  
Dobson Locks**

**Leeds and Liverpool Canal**

Circa 1800-14. Two rise finely wrought stone locks with paved side shoot. Batter swept masonry facing to second rise. Steps cut into each facing. Iron and timber gates intact.

**Building at summit of Dobson Locks British  
Waterways Authority Works Depot**

**Milman Bridge**

**Leeds and Liverpool Canal**

Circa 1800 works building. Two storeys, sandstone "brick". Stone slate roof with saddlestones to gable ends. Four windows with fixed glazing bars and 2 hatches. Single storey office with 2 windows flanking door.

**Nos. 120 to 124 (even)  
(Cottages adjacent to Dobson Lock)**

**Milman Bridge**

**Leeds and Liverpool Canal**

Circa 1810-20 row of 2 storey sandstone "brick" cottages associated with the canal. Stone slate roof, eaves on paired brackets. Corniced chimneys. Two light square mullion windows in squared stone flush surround. Similar surrounds to doorways and 5 panel door.

**No 15 including walls and gate-piers (formerly Lane  
Bottom Junior School) Leeds Road (north side)**

**Windhill**

School and school house now business premises. Mid-late C19. Hammer-dressed stone with ashlar dressings. Welsh slate roof. Single-storey and attic. Gothic style. 5-bays in an ordered but asymmetrical arrangement. Each end bay projects and is gabled, that to left, (formerly the house) with canted bay window to attic floor, and that to right with large 4-light window with Decorated tracery with circles and trefoils. Adjoining the right wing is a lower gabled porch to the left of which is a flat-roofed projection with two triple groups of cusped lights. Castellated parapet to this part. Adjoining the left wing is an entrance and a group of four cusped lights. Low stone wall to front area, returned to building. 2 pairs of square ashlar gate-piers with gabled caps. Iron railings with bars and dog-bars all with fleur-de-lis finials.

**No 15 (part to east) (formerly Lane Bottom Junior  
School)**

**Leeds Road (north side)**

**Windhill**

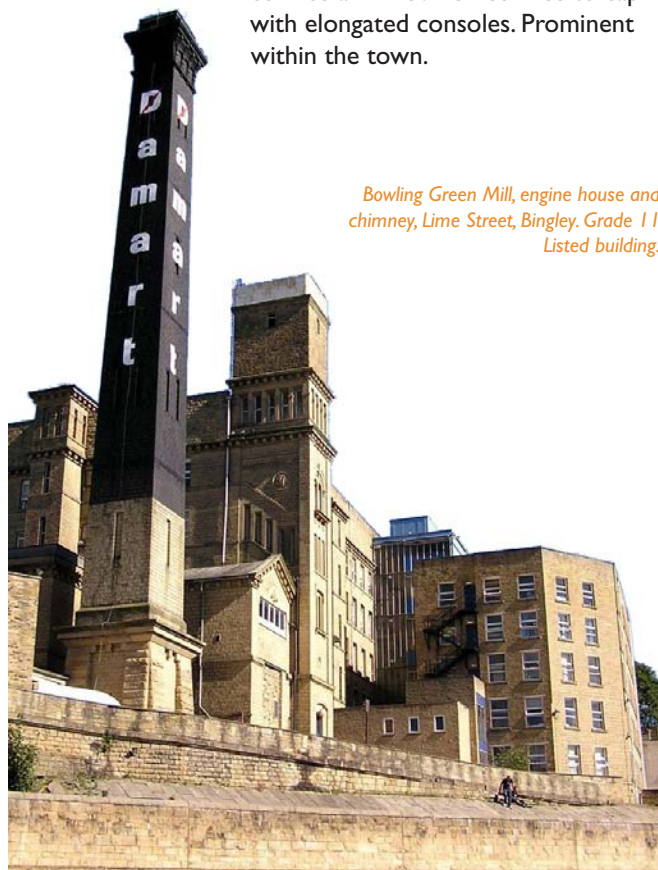
Part of school, now part of business premises. Mid to late C19. Hammer-dressed stone with ashlar dressings. Welsh slate roof. Single storey. One bay. Gothic style. The gable front has a large 4-light window with Decorated tracery



with circles and trefoils. Gable copings. The left return has a lower projecting gabled entrance bay with arched doorway, and trefoil in apex. To the left of this is a square porch with an entrance under a deep square hoodmould. Alternating bands of plain and fishscale slating to roof.

**Bowling Green Mill, engine house and attached chimney occupied by Damart Lime Street (north side, off) Bingley**

Mill, engine-house and attached chimney. Dated 1871 with tall parapet added mid C20. Hammer-dressed stone, ashlar dressings, roof not visible, but used to be stone slate roof (photo NMR). 5 storeys, 24 bays with 6-storey tower. Tower to left has battered base and segmental-arched doorway with band over; 2-light and 3-light windows that to 4th storey of 2 lights set within a semi-circular arch with keystone; 5th floor has 4 tall windows with bracketed cornice above and below, surmounted by water-tower. Main range: 7 bays of windows with sill bands, 3rd bay projects. Other bays (see rear) obscured by modern extension with windowed wall and flat roof. Rear has 24 bays of windows. Left-hand return of tower has circular date plaque to 5th floor. 3-storey gabled engine-house to left has bracketed eaves and horizontal window the lintel carved decoratively with machinery. Tall tapering chimney has battered base, cornice and moulded cornice to cap with elongated consoles. Prominent within the town.



*Bowling Green Mill, engine house and chimney, Lime Street, Bingley. Grade II Listed building.*

**Bingley Baptist Church Park Road (east side)**

**Bingley**

Baptist church. C1874. Hammer-dressed stone, ashlar dressings, Welsh blue-slate roof. Gothic Revival in Early English style. Nave embracing stair-tower and transept with prominent north-west corner tower. 3-stage, square tower to left, with spire. Louvred belfry lancets to top stage. Nave gable has a pair of shafted doorways approached up a flight of stone steps. Above, a pair of trefoil-headed lancets; cinquefoil to apex. Coped gable with finial. Shallow buttress to right at junction with south bay stair-tower which has flush-work cinquefoil. Right-hand return has 5 bays. 1st bay has coupled lancets set under sexfoil in apex of coped gable. Angle buttresses. 2nd, 3rd and 4th bays articulated by offset buttresses, each have 2 tiers of coupled lancets. 5th bay has projecting gabled transept with 3 coupled lancets with large 3-light window with cinquefoil. Interior; Gothic retaining gallery.

**Wall, Railings and gate-piers to Bingley Baptist Church Park Road (east side)**

**Bingley**

2 pairs of gate-piers and forecourt wall with railings. C1876. Hammer-dressed stone, ashlar coping and gate piers. Wall follows road alignment. Pair of gate piers with pinnacles and cast-iron gates. Chamfered coped walls surmounted by a good set of cast-iron railings with cinquefoil motif.

**Bingley Church of England First School Park Road (west side)**

**Bingley**

School. 1814, extended c1870. Dressed local gritstone with ashlar dressings and stone slate roofs. Originally single storey, northern section raised later. Plinth. South gable wall has tall central window with later casements. Above a plaque inscribed NATIONAL SCHOOL, ERECTED 1814, with either side a small plain sash. Above in gable a large circular clock. Main street front has 13 windows, with central 2 storey gabled cross wing topped with square cupola or bellcote under pyramidal slate roof. This gable has a door with overlight and above a pointed arched window with tracery. To left single storey original range with 4 wooden casement windows, then a further window now converted to a doorway with window above, then an original door with overlight. To right altered 2 storey range extended late C19 with five windows, the central one taller, above 6 windows the third one in through eaves gable with stone cross mullion window. Originally built as a national school, it closed in 1824 and then re-opened as a mill school in 1833. This school was the scene of a terrible disaster in 1869, when a boiler adjoining the school exploded and 15 people including several children playing in the school yard were killed.



**Swine Lane Bridge**

**Swine Lane Riddlesden**

Canal bridge. 1770s. Stone. single, round arch with pilasters, rusticated voussoirs, string course and plain parapet. Spans the Leeds and Liverpool Canal, this section of which was opened in 1773.

**Canal Warehouse immediately west of No 7 Wharf Street (north side)**

**ShIPLEY**

Canal warehouse. Mid C19. Deeply-coursed stone. Ashlar quoins and dressings. Welsh slate roof. 2 storeys, 3 to rear, 4 bays. Wharfe Street elevation has bay of segmental-headed loading doors with quoined jambs and hoist above. Canal elevation has a projecting bay supported on square piers extended over the canal in corrugated sheeting. To the left, the lower two floors each have a segmental-headed loading door with quoined jambs. Small segmental-headed light with glazing bars to upper floor. To the right are 2 bays, the lower floor totally obscured by a later lean-to extension. The ground/1st-floor has a 3-light window with segmental head. Other windows are square-headed with glazing bars. Square brackets to gutter. the right gable has loading door to upper floors as before, and small segmental-headed windows as before. Oculus in gable apex. Gable copings.



*Above: Canal Warehouse adjacent to 7 Wharf Street, Shipley. Grade II Listed building.*

*Left: Bingley Baptist Church, Park Road, Bingley. Grade II Listed building.*

# Appendix 2

## Legislation and Council Policies Relating to Conservation Areas

**This is a brief summary of the legislation and policies relating to conservation areas at the time of the issue of this report. These will be subject to constant review.**

### Legislation to Protect the Character and Appearance of Conservation Areas

Conservation area designation intrinsically brings with it a certain number of additional controls to protect the existing character of the area:

- ▶ Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- ▶ Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- ▶ The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- ▶ The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area.



- ▶ Before works can be carried out to trees of more than 7.5cm diameter across the trunk (measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

(For further details of these controls see PPG15).

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent protection. The Local Planning Authority must give listed building consent before any work that would affect the character or interest of the building can be carried out, be they internal or external alterations. Tight control restricts the nature of any alteration to which consent will be given.

### City of Bradford Metropolitan District Council's Policies Concerning Conservation Areas

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has published the revised deposit of the 'Replacement Unitary Development Plan', which will ultimately, following the public enquiry and subsequent amendments, form the basis of decision making on planning applications in the district. The adopted Unitary Development Plan has only two policies relating to conservation areas:

#### Policy EN23

Development within conservation areas shown on the proposals map or subsequently designated, including extensions or alterations to existing buildings, should be sympathetic to the character and appearance of the

conservation area by satisfying all the following criteria:

1. Be built of materials which are sympathetic to the conservation area;
2. Incorporate appropriate boundary treatment and landscaping;
3. Be of a scale and massing appropriate to the immediate locality;
4. Must not result in the loss of open space which contributes to the character and appearance of the conservation area.

Development close to the conservation areas which is highly visible from within or has a significant impact on their setting should ensure that the scale, massing and materials are appropriate to the character and appearance of the conservation area.

#### Policy EN24

Planning applications for the reuse or conversion of large historic buildings in conservation areas will be granted, provided that their important characteristic features are retained, proposals for the demolition of large historic buildings in conservation areas will not normally be permitted.

The first deposit of the Replacement Unitary Development Plan increases the number of policies pertaining to conservation areas, which are listed below. These are likely to be subject to alteration in the course of the consultation process. The intention of increasing the number of policies is to provide a more consistent and effective control to ensure the conservation of our local heritage.

#### Policy BH7: Development within or which would affect the setting of conservation areas

Development within or which would affect the setting of conservation areas will be expected to be of the highest



standards of design and to respect the character and appearance of the conservation area. The council will actively support the use of new designs and materials for infill schemes as an alternative to traditional building methods where the applicant can demonstrate the highest standards of design and detailing whilst respecting the scale of development setting and historic value of the conservation area.

#### **Policy BH8: Shop fronts in conservation areas**

Within conservation areas proposals affecting existing shop fronts or proposals for new shop fronts must demonstrate a high standard of design and be sympathetic in scale, style and detail to the original building. Proposed external shutters sun blinds and canopies must be sympathetic in style, colour and materials to the buildings to which they are attached and their architectural style. Blinds will not normally be permitted on buildings without a shop front or fascia.

#### **Policy BH9: Demolition within a conservation area**

Within conservation areas, permission will not be granted for the demolition of buildings, walls or features which make a positive contribution to the special architectural or historic interest of the area.

#### **Policy BH10: Open spaces within or adjacent to conservation areas**

Planning permission for the development of any open area of land or garden within or adjacent to a conservation area will not be granted if the land:

1. *Makes a significant contribution to the character of the conservation area.*
2. *Provides an attractive setting for the buildings within it.*
3. *Is important to the historical form and layout of the settlement.*
4. *Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.*
5. *Contains natural water features, tree and hedgerows which the development proposals propose to destroy.*

#### **Policy BH11: Space about buildings**

Proposals maintaining traditional townscape within designated conservation areas will be favoured and consideration may be given to relaxing approved policies and standards if by doing so features of particular townscape merit under threat in the conservation area can be retained.

New developments seeking to integrate into an existing built form will be encouraged by relaxing approved policies and standards.

#### **Policy BH12: Conservation area environment**

The visual impact of traffic management schemes, parking, provision of street furniture, the reintroduction of historic features and the introduction of new features into a conservation area.

1. *The design, materials and layout of traffic management and parking areas must minimise the adverse visual impact which may arise from such development.*
2. *New and replacement street furniture should be appropriate design and materials that preserve or enhance the character of the surrounding street scene.*
3. *Proposals for resiting an historic feature or for the introduction of a well designed new piece of public art or street furniture will be encouraged where it can be shown that enhancement of the character or appearance of the conservation area will result.*

#### **Policy BH13: Advertisements in conservation areas**

Within conservation areas the council will require the design of advertisements to be of a high standard, therefore:

1. *Consent will be granted only where the proposal is in scale and character with the building on which it is located and with surrounding buildings. In principle, all new shop fronts, fascias, signs and letters should be made of natural / sympathetic materials.*
2. *Within conservation areas internally illuminated box signs will not be permitted. Sensitively designed fascias or signs incorporating individually illuminated mounted letters on a suitable background may be acceptable in town centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.*
3. *Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.*

In addition to these there are separate policies relating to the listed buildings within the confines of the conservation area:

### **Adopted Unitary Development Plan**

#### **Policy EN20: Alterations to Listed Buildings**

Planning permission for the alteration or extension of listed buildings will normally be granted provided all of the following criteria are satisfied:

- i. *The essential character of the building is preserved;*
- ii. *Features of special interest are preserved;*
- iii. *Materials sympathetic to the listed building are used;*
- iv. *The development would be of appropriate scale and massing.*

#### **Policy EN21: Setting of Listed Buildings**

Planning permission for development close to listed buildings will be granted provided it does not adversely affect the setting of listed buildings.

#### **Policy EN22: Listed Agricultural Buildings**

Planning permission for the conversion of listed agricultural buildings to residential use will not be granted unless the developer can clearly demonstrate that the character and essential features of the building will not be harmed.

### **Revised Deposit Replacement Unitary Development Plan**

#### **Policy BH1: Change of Use of Listed Buildings**

Where possible the original use of a building should be retained or continued. Change of use will only be supported where the applicant can demonstrate that the original use is no longer viable and without an alternative use the building will be seriously at risk.

The Council will not grant planning permission for an alternative use unless it can be shown that:

1. *The alternative use is compatible with and will preserve the character of the building and its setting.*
2. *No other reasonable alternative exists which would safeguard the character of the building in its setting.*



*Topps Warehouse, Bingley Mills (Grade II Listed) has been converted into residential use.*

**Policy BH2: Demolition of a Listed Building**

The demolition of a listed building will only be allowed in exceptional circumstances. Before permission is granted for the demolition of a listed building, applicants will have to submit convincing evidence to show that:

1. Every possible effort has been made to repair and restore the building and to continue the present or past use;
2. It has been impossible to find a suitable viable alternative use for the buildings; and
3. That there is clear evidence that redevelopment would produce substantial planning benefits for the community which would decisively outweigh the loss resulting from the building's demolition.

**Policy BH3: Archaeology Recording of Listed Buildings**

Where alterations or demolition of a listed building would result in the loss of features of special interest, a programme of recording agreed with the Local Planning Authority and where appropriate, archaeological investigation will be required before the commencement of development.

**Policy BH4: Conversion and Alteration of Listed Buildings**

The alteration, extension or substantial demolition of listed buildings will only be permitted if it can be demonstrated that the proposal:

1. Would not have any adverse effect upon the special architectural or historic interest of the building or its setting;
2. Is appropriate in terms of design, scale, detailing and materials;
3. Would minimise the loss of historic fabric of the building.

**Policy BH5: Shop Front Policy For Listed Buildings**

Proposals for the repair or alteration of existing shop fronts or installation of new shop fronts on a listed building should be a high standard of design and respect the character and appearance of the listed building. External roller shutters will not be granted consent on a listed building shop front unless there is clear evidence of an original shutter housing and the shutter is traditionally detailed and in timber and/or metal of a traditional section.

**Policy BH6: Display of Advertisements on Listed Buildings**

Consent for the display of advertisements on listed buildings or which would affect the setting of a listed building will be permitted only where:

1. The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.
2. The advert is not an internally illuminated box.
3. If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.

Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.



*Junction bridge is grade II Listed and dates from 1774, having probably been built contemporarily with the construction of the canal.*

