

*Guidelines for the Control of Development within
the Albert Road, Colne Conservation Area*

SUPPLEMENTARY PLANNING GUIDANCE



Planning and Building Control
Town Hall, Market Street, Nelson, Lancashire, BB9 7LG

1. Local Plan Policy

This guidance is intended to supplement the advice given in Policy E9 (Conservation Areas) of the Adopted Local Plan.

Policy E9 is as follows: -

The Borough Council will seek to preserve or enhance the character and appearance of the Conservation Areas defined on the Proposals Map by:

- 1. Not granting consent for the demolition or partial demolition of buildings of townscape value;*
- 2. Encouraging pre-application discussions;*
- 3. Requiring that applications for development be accompanied by fully detailed drawings;*
- 4. Refusing proposals that would have a detrimental effect on the area.*

This policy relates to Planning Policy Guidance Note 15: Planning and the Historic Environment and aims to preserve and enhance Conservation Areas.

In order to properly assess the merit of individual proposals, detailed drawings will be required with applications. The Borough Council is concerned to retain the many buildings, both listed and unlisted, which make a positive contribution to the character and appearance of the Conservation Area.

Proposals will be considered with respect to other townscape features within the area, including views and vistas into and from the area, open spaces and sites within or adjoining the area, and the importance of any trees in or near the area. The Local Planning Authority will consider proposals with regard to the above criteria and other relevant matters. Implementation will be through the development control process.

This supplementary planning guidance relates specifically to the Albert Road, Colne Conservation Area.

2. Albert Road, Colne Conservation Area

The majority of buildings within the Albert Road, Colne Conservation Area are domestic in nature, constructed of local sandstone with blue slate roofs, mainly built between 1830 and 1895. The short terraces along Albert Road have side streets at regular intervals, which have been laid out during a similar period. Today, some buildings remain in residential occupation whilst others have been converted to commercial use. There are several key public and commercial buildings on Albert Road that “break into the townscape”, creating a variety of interests in the linear street scene. Pendle Borough Council has acknowledged the need to conserve the area’s character and designated Albert Road, Colne as a Conservation Area in 1984.

3. Consideration of Planning Applications

In considering planning applications in, or affecting, the Conservation Area the primary consideration will be the need to preserve and enhance the special architectural or historic character of this part of Colne and enhance the appearance of the Conservation Area. If an application involves demolition work “Conservation Area Consent” will be required. The necessary form can be obtained from the Local Planning Authority. All applications for development within a Conservation Area should normally be accompanied by fully detailed drawings. Outline submissions are not considered acceptable, as it is not possible to fully assess the effect of a proposal on the character of the Conservation Area. Proposals that may have a detrimental effect on the character of the Area will normally be refused.

4. Enhancement Schemes

Subject to available resources, the Council will bring forward schemes and proposals to enhance the Conservation Area in order to improve buildings, spaces and networks between them. The Council will ensure that proposals including landscape proposals, traffic calming measures and street furniture suitably reflect the special character of the Area.

5. Advertisement Control

In line with PPG19 (Outdoor Advertisement Control), the local planning authority will expect more exacting standards of advert control to prevail within the Conservation Area. Whilst recognising the commercial nature of business in the area, it is important that advertisements do not detract from the visual amenity of the area in general.

The local planning authority will consider the use of Discontinuance Notices against advertisements erected where it is considered that substantial harm to the character and amenity of the Conservation Area has been caused.

6. Listed Buildings

Special consideration will be given to applications for Listed Building Consent within the Conservation Area. The integrity of the architectural and historic character is of fundamental importance. Prior to undertaking any works, consent is required and advice should be sought from the Council’s Conservation Officer.

7. Planning Guidelines

Policy 1 – Demolition

Proposals for the demolition of buildings that contribute to the character and appearance of the Conservation Area will not normally be granted. In exceptional circumstances permission may be granted, subject to the following criteria:

- 1.1 it can be demonstrated that steps have been taken to seek an alternative use by offering the property for sale for 3 calendar months;
- 1.2 the building is not of intrinsic architectural, historic or townscape interest and the proposed demolition would enhance the appearance of the Conservation Area;
- 1.3 the demolition of the building would provide for the redevelopment or rehabilitation of a larger site area which is underused, neglected or derelict; and
- 1.4 that detailed development proposals have been submitted to the Local Planning Authority in respect of the proposed site after-use, the siting, design, external appearance, means of access, landscaping, materials and how the proposal relates to the Conservation Area; and
- 1.5 a landscaping scheme has been submitted to the satisfaction of the planning authority or can be appropriately conditioned; or
- 1.6 a planning agreement (Section 106 Agreement) has been negotiated in respect of site maintenance where the site will be used as open space and it is intended to be managed by the local authority or that the local planning authority considers it would be appropriate to impose a condition on the proposed demolition in order to ensure adequate provision of open space.

Policy 2 – New development or change of use

Proposals for new development or for change of use of buildings within the Conservation Area will be considered with regard to the following criteria:

- 2.1 The proposal should be of a high standard of design and should respect the character and appearance of the Conservation Area in terms of height, scale, massing, vertical and horizontal emphasis and layout. The design should include a high standard of architectural detailing and reflect a style consistent with the area.
- 2.2 The proposal should not dominate any Listed Buildings within the Conservation Area. Buildings of over three storeys will not be permitted.

- 2.3 The proposal should not affect or destroy attractive areas of open space or vistas into, within or out of the Conservation Area.
- 2.4 Any building materials used should be appropriate to the locality, be in sympathy with nearby buildings in type, texture and colour and should conform to development control policy on building materials. In addition, finishing materials should be matt and not glossy or reflective.
- 2.5 Details including walls, gates, fences and paths should be of a local type and fit the building for which they are intended.
- 2.6 Consideration of the local amenity of adjacent properties should be taken into consideration.
- 2.7 The proposal should have a satisfactory means of access and adequate off-street car parking arrangements, although standards may be flexible in order to retain traditional elements that contribute to the special character of the area.
- 2.8 Where the conversion of a building within the Conservation Area to Class A3 use (restaurant/hot-food takeaway) is proposed, the design and location will be considered as part of the planning application.

Policy 3 - Alterations to Buildings built pre 1948

The Council, when considering planning applications for proposals within the Conservation Area, or those affecting the setting of the Conservation Area, will pay special regard to whether the proposed changes “preserve or enhance the character or appearance of the Conservation Area”. They are particularly concerned that any changes to older buildings, especially those built prior to 1948, do not detract from the special character and appearance of the area. The following will therefore apply:

- 3.1 Traditional building materials should be used for all changes, alterations or repairs to older buildings of traditional design.
- 3.2 The use of UPVC for the replacement of windows, doors, rooflines or guttering on buildings within the Conservation Area will not normally be permitted, as its use would detract from the traditional character and appearance of the area.

Policy 4 – Advertisement Control and shop fronts

Proposals that affect shop fronts can have a significant impact on the Conservation Area. The introduction of features out of scale and keeping with the building of which they form a part, and the misuse of modern materials has occurred too often over the past twenty years, reducing the number of traditional shop fronts within the Conservation Area. Despite this, Colne still has a variety of styles of buildings and traditional shop fronts. The local

planning authority is concerned to redress this trend, retain existing traditional shop fronts and restore traditional features to the street scene. The following shall therefore apply:

- 4.1 The removal of traditional shop fronts, or the introduction of details not in sympathy with traditional shop fronts, will not normally be granted.
- 4.2 Proposals that restore existing traditional shop fronts, using local materials in a sensitive way, will normally be granted permission.
- 4.3 Proposals for new shop fronts, or the replacement of existing fronts, will only be permitted where the proposal is of high quality design and respects the original character of the building.
- 4.4 Where a proposed shop/business front is to span more than one building the design should respect the identity of the individual units.
- 4.5 Where a proposed shop front affects a Listed Building, the scheme should not adversely affect the identity and character of the building as a whole, and should not introduce details that are inappropriate to the architecture of the building.
- 4.6 Proposals for new shop/business use fronts should include stall-risers, pilasters and other traditional shop/office design features.
- 4.7 Traditional materials should be used whenever practicable. Painted wood is preferred. Aluminium, UPVC or plastic will not normally be permitted.
- 4.8 On modern buildings, constructed since 1948, there will be some flexibility in the use of materials but the design should respect the scale and character of the building.
- 4.9 Fronts and fascia signs in plastic, or similar materials, within an aluminium frame will not normally be appropriate as they are out of character with the Conservation Area.
- 4.10 New fascia signs should fit into the frame of the existing fascia board and should not overlap to conceal architectural details.
- 4.11 New fascia boards should not normally be larger than 60 cms in depth and should respect the character of the building to which the board is attached.
- 4.12 The cornice of the fascia should be kept below the cills of the first floor windows.
- 4.13 Internally illuminated lettering will not normally be permitted, as such features detract from the character of the Conservation Area.

- 4.14 Internally lit box fascias will not normally be permitted within the Conservation Area.
The preferred form of illumination is;
- a) traditional hanging lamps used sparingly so as not to detract from the character of the building,
 - b) discreet fascia lamps of neutral colour, used sparingly.
 - c) by fluorescent tube set within the cornice, creating a top-lit effect.
- 4.15 Signs containing information directly related to the nature of the business are preferred
- 4.16 Hanging signs will normally be permitted where they respect the street scene and are traditional in design. Illumination of hanging signs should be discreet and of neutral colour.
- 4.17 Projecting box signs will not normally be permitted unless the building was constructed after 1948. In the case of these more modern buildings, the base of the sign should not be lower than 2.4 m above the pavement and the top of the sign should be below first floor window level. The sign should not be larger than 450 sq.m and should not detract from the character of the building.
- 4.18 Dutch blinds, balloon and plastic canopies will not be permitted.
- 4.19 Canopies will normally be approved where they are retractable and appropriate in size and materials used. External blinds should be of canvas, or similar matt effect materials, and should operate using the traditional roller mechanism.
- 4.20 The installation of security grilles or shutters that are inappropriate in design, colour or materials will not normally be permitted. The most suitable form of security front is laminated glass. If additional security is needed the use of internal grilles, fixed immediately behind or in front of the glass, which can be removed during opening hours, should be used.
- 4.21 The use of external metal shutters, or proposals that necessitate large external housing boxes for the retraction mechanism, will not normally be permitted.
- 4.22 Freestanding advertisement hoardings, or large wall mounted board advertisements will not normally be permitted within, or adjacent to, the Conservation Area.