

PENDLE CONSERVATION AREA DESIGN AND DEVELOPMENT GUIDANCE

SPD OBJECTIVES

1. To ensure new development will preserve or enhance the character of conservation areas and their setting in line with distinct settlement characteristics identified in conservation area appraisals.
2. To provide guidance on the contribution of individual buildings and groups of buildings to the character of conservation areas and to provide information so that new development and repairs can respect this.
3. To ensure that new development takes account of historic street patterns and built form, whilst encouraging improved linkages and accessibility.
4. To ensure that new development respects and contributes to the overall quality of the roofscape and skyline, whilst acknowledging opportunities for design and improvement.
5. To ensure that valued views and vistas are protected and ensure the siting of new development takes these into account.
6. To ensure the use of traditional or other appropriate materials that preserve or enhance the character and appearance of the conservation area.
7. To retain and where possible enhance the natural environment including protecting and improving areas of open space and landscaping.
8. To encourage the consideration of sustainability issues in the sourcing of materials
9. To encourage sustainable communities by supporting and facilitating the continued use of and re-use of existing buildings and structures.

POLICY 10 (Pendle Replacement Local Plan (2001-2016))

AREAS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

10.1 The Borough Council will seek to conserve areas of identified historic or architectural interest and their setting. These will be designated as Conservation Areas or Historic Parks.

The Council will:

1. seek to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. In addition to general design criteria, any development proposals must have regard to the following matters:
 - the retention of historic buildings and materials, groups of buildings, building lines, vistas, street patterns and floor surfaces;
 - the impact on open spaces and trees;
 - the retention of architectural features such as boundary walls, shop fronts and other elements which contribute to the character of the area;
 - the impact on the wider townscape and roofscape;
 - the effect on land-use mix, activities, noise levels and sense of place
2. only grant consent for demolition (where permission is required) where a building is not of townscape, architectural or historic interest, and where an acceptable scheme of replacement or after-use for the site can be reasonably guaranteed.
3. designate new conservation areas where there is considered to be special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
4. seek to protect and enhance any parks, gardens and cemeteries of historic interest, and their setting, particularly those identified on the English Heritage Register of Parks and Gardens of Special Historic Interest