

Report Title	Proposed Keighley Road Conservation Area
Meeting	Executive
Meeting Date	16 th October 2025
Report Author	Neil Watson
Directorate	Place
Lead Executive Member(s)	Strategic and Local Planning and infrastructure Lola Whipp
Wards Affected	Waterside and Horsefield
Public. Part Exempt, or Fully Exempt	Public
Appendices (if any)	Appendix 1 Keighley Road Conservation Area Appraisal Appendix 2 Public consultation responses.

1. Executive Summary

- 1.1 Local Authorities are obliged from time to time to consider designating areas of historic importance as conservation areas. An appraisal has been undertaken of the area around Keighley Road in Colne to assess whether it merits such a designation. The appraisal report assesses that it has historical and architectural significance sufficient to warrant designating the area as a conservation area. The report recommends that a new Keighley Road Conservation Area is designated.

2. Recommendations

For the reasons set out in this report, Executive is recommended to:

- 2.1 Designate a new conservation area named the Keighley Road Conservation Area.

3. Information: the Rationale & Evidence for the Recommendations

- 3.1 There is a statutory duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for a local planning authority “from time to time” to consider which parts of their area may have special architectural or historic interest.
- 3.2 Colne and District Area Committee considered that an area centred on Keighley Road in Colne may have special historic and architectural interest worthy of designation as a conservation area. Growth Lancashire were

commissioned to undertake an appraisal of the area to consider in more detail whether the area would qualify as a conservation area.

- 3.3 A draft report was produced and a public consultation exercise undertaken. All known addresses in the wider area were directly consulted. The responses received are contained at Appendix 2. There was no consensus of opinion with 10 comments of support, 10 objecting, 3 comments of conditional support and 3 general comments.
- 3.4 Colne and District Area Committee considered the comments and were of the view that the conservation area should be taken to the Executive for approval. The Committee wished to add additional areas which were of historic and architectural interest to the area proposed in the draft. These were in response to additional information relating to the significance of additional but related areas to the area originally proposed. These were to include the listed building and ancient drovers route along Carry Lane and to include Park School, the headmasters house and The Park House to the north of Keighley Road. These additional areas have been added to the appraisal and have historic and architectural merit sufficient to justify inclusion in the designation.
- 3.5 The conservation area appraisal sets out the historic development of the area which is dominated by fine examples of Victorian and Edwardian architecture. The roads were important drovers roads with Carry Lane still containing features such as large stones jutting from the walls which were used as for the horse drawn vehicles. The overall significance derives from the following elements:
- Eighteenth Century agricultural dwellings and associated buildings, which formed the earlier rural settlements;
 - Fine middle-class terraced houses dating from the late Victorian and Edwardian era, set behind front gardens, and stone terraced buildings that directly front the pavement. These typify the main evolution of the area, the Victorian suburban expansion and the wish to move away from the centre of town;
 - Historic area around Park Primary School
 - Smaller mill worker terraced housing at Mabel and Grosvenor streets, evidencing the bye-law housing, retaining their setted streets and services road at the rear;
 - A small number of historic properties that form part of the historic commercial area at the western end of Keighley Road, where it meets Market Street;
 - The axis (junction) of a historic Drovers' route (Carry Lane) and one of two main routes into Yorkshire (Keighley Road);
 - A large number of buildings of local architectural or historic interest;
 - Traditional craftsmanship embodied in original building materials and architectural features; including vernacular terraces, byelaw terraced housing and middle-class terrace housing.
 - Visual harmony resulting from use of a limited palette of natural building

- materials of stone, with stone flag or slate roofs;
 - Historic street surfaces in parts of the conservation area, particularly the 'Heritage Streets' enhancing the environment;
- 3.6 The next steps are for the Executive to consider the Conservation Character Appraisal and to agree to the area being designated as a conservation area. If that is agreed the Council needs to write to all addresses in the conservation area, register it as a land charge and to inform the Secretary of State.
- 4. Link to Council Plan Priorities: (Providing High Quality Services and Facilities, Proud and Connected Communities and Places, Good Growth and Housing and Healthy Communities)**
- 4.1 Proud and Connected Communities: The designation will allow the historic area to be preserved and its historic interest enhanced. It will also lead to retained community pride in the quality of their area.
- 5. Implications**
- 5.1 Financial Implications**
- The costs are those of advertising the designation and writing to residents, which are estimated to be circa £1500. These costs will be met from within existing budgets. There are no other direct costs to the Council.
- 5.2 Legal and Governance Implications**
- The legal implications relate to planning and to having a duty to preserve and enhance the conservation area as set out under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 70 requires notification of the designation to be given to the Secretary of State.
- A conservation area is a local land charge and every property within it needs to be informed of that charge as part of the designation process. The charge does not place any direct financial burdens on any property owner.
- 5.3 Climate and Biodiversity Implications**
- None.
- 5.5 Human Resources Implications**
- None.
- 5.6 Equality and Diversity Implications**
- None

6. Consultation

- 6.1 All addresses in the area and just beyond have been directly consulted. The responses to the consultation are attached as an appendix (2) to this report. Residents will be informed of the designation.

7. Alternative Options Considered

Options were considered of varying the boundary as part of the appraisal.

8. Statutory Officer Sign off (please put an x in the relevant box below)

Section 151 Officer	X
Monitoring Officer	X

9. Background Documents

None

Contact Officers

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