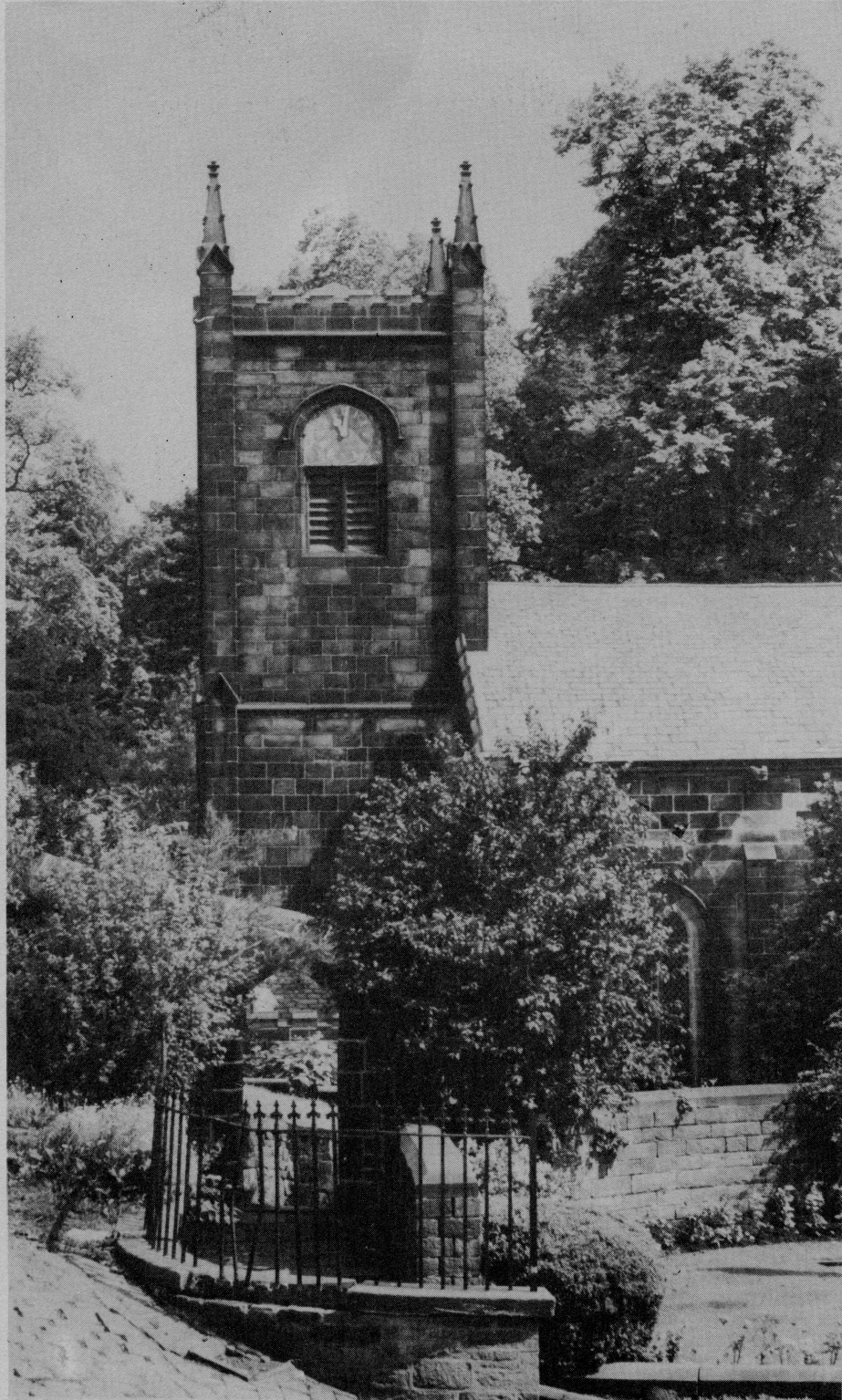


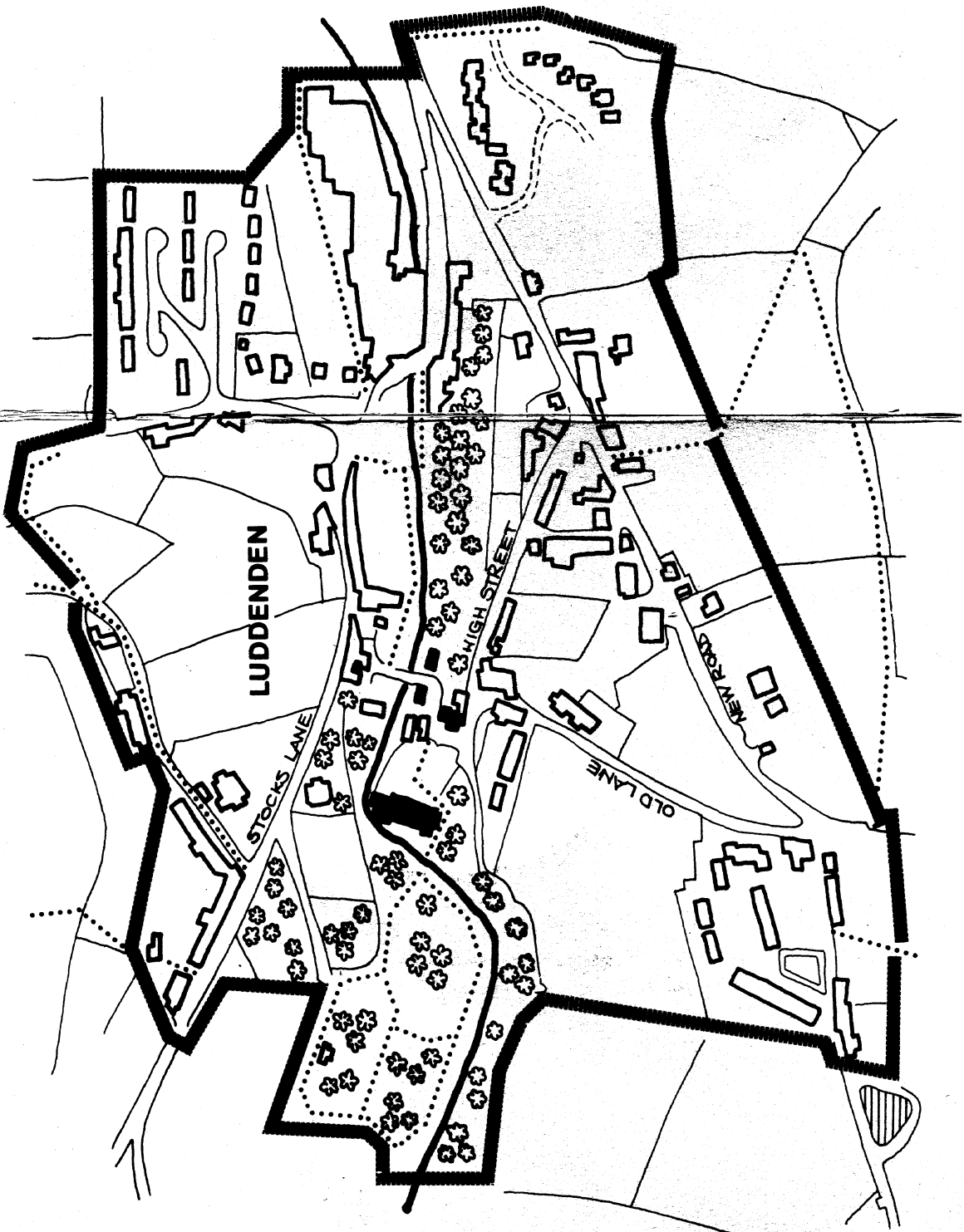
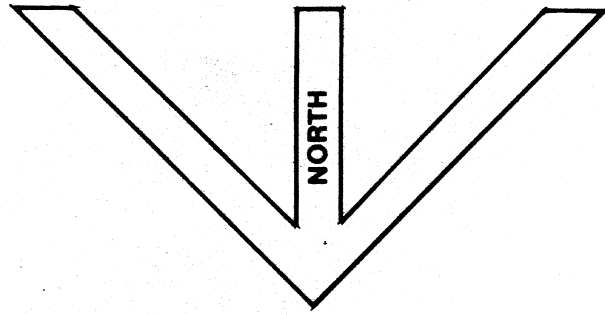
METROPOLITAN BOROUGH OF CALDERDALE TOWN PLANNING DEPARTMENT

LUDDENDEN CONSERVATION AREA

DESIGNATED FEBRUARY 1973



- MAJOR BUILDINGS
- WOODED AREA
- FOOTPATH
- BOUNDARY OF CONSERVATION AREA
- STREAM
- AREA OF WATER
- LISTED BUILDINGS



LUDDENDEN

Historical Development

Luddenden stands on the millstone grit flanks of the valley of the Luddenden Beck. The earliest settlement bottom but later buildings were erected higher up the hillside.

The tightly packed huddle of stone buildings which characterise Luddenden, and many Pennine villages, are man's historical answer to the geological and climatic conditions of the area.

The origin of the village was the growth of a settlement at the point the pack horse trail from Halifax into Lancashire descended from the hills into the valley to cross Luddenden Brook. The fast flowing nature of the beck was exploited from early times, and the Warley corn mills were established in the village by 1284. Before the 15th Century the area was pastoral in nature, but during that century handloom weaving was established. These two activities were dominant until the latter part of the 18th Century. Up to this date the village was confined to a small cluster of houses at the bridge and the church.

By 1820 four water mills were established along the Dean, and

terraces of workers' houses were constructed against the slopes of the hillside. The Parish Church was rebuilt in 1820 in a larger form, this being a clear illustration of the prosperity and growth of the period.

In 1842 the first steam powered mill was established at Oats Royd. The result of this expansion away from the valley bottom was that further development took place on the upper slopes of the valley above the old village, mainly for the Murgatroyd estate. The construction of the New Road to take coal from the Calder Valley at Luddenden Foot to Oats Royd Mill resulted in a ribbon of development along its line on the upper slopes of the hillside. Above the village a number of large houses, such as Carr Field, were built.

The pattern of historical development has created a compact, enclosed valley bottom village which later developed in a more straggling form up the valley sides. Surrounding this core are a series of small settlements based around old farmsteads and the New Road. This is set against an undeveloped backdrop of steep hillside fields, large copses of trees and scrub, bounded by dry stone walls. There is an exceptionally close relationship between the tightly enclosed village and the surrounding and penetrating

fields or woods which has survived to the present day.

Role

The historical decline has been checked in recent years as the village has been 'discovered' and has taken on a new role as a residential satellite for the Halifax/Sowerby Bridge conurbation. Its picturesque character has also attracted a number of day visitors to stop for a while whilst on their way to Luddenden Dean.

After a long period of gradual decline which left an ageing population, there has been a recent rise due to an influx of young people who live in Luddenden but work in Halifax.

The farming consists of cattle rearing on the lower slopes of the valley, sheep rearing on the upper slopes and the flat moorland beyond its rim. In recent years some farms have been combined, and the surplus farm-houses, together with their surrounding fields, have been sold to commuters. In other parts of the valley this has resulted in the fields being allowed to revert to unsightly scrub land, though this has not yet occurred in Luddenden. Fortunately there has been no removal of dry stone walls to accommodate modern agricultural methods or leisure pursuits.

Character

A major feature of the townscape is small enclosed spaces which occur throughout the village linking serially one to another, and affording brief glimpses of the countryside beyond. They are the essence of the character of Luddenden and this would be lost if they were opened out.

If the traditional townscape is to survive, it is important that the key physical features, together with the main visual characteristics, are preserved and enhanced.

Despite the village's long history, the oldest surviving building is the early 17th Century Lord Nelson Inn. Parts of Box House Farm on the hill above are probably contemporary with the Lord Nelson. Most of the other old buildings date from between 1780 and 1840. The houses are simple stone cottages with minimum details to doors and windows, and stone or slate roofs. They possess rows of square mullion windows reminiscent of weavers' windows. The overall effect is well suited to the surrounding country, being simple buildings, grouped in a Pennine landscape to which their materials relate closely, composed of the same natural elements as the landscape. Internally the majority of the cottages are two up and two down with a side staircase.

FOREWORD

This document has been prepared primarily to explain the implications of Conservation Area designation. It is hoped that the information clearly explains the reasons for Conservation, the controls brought into force by designation and finally the desired results of such action.

WHAT IS CONSERVATION ?

This has been described as ...

"the considered control and enhancement of the inherent character of an area".

In effect it means trying to protect the features that have made an area an attractive place in which to live, work or play.

To be suitable for designation an area must, therefore, have a distinctive recognisable character which is considered worthy of conservation and enhancement.

Designation does not mean that all the buildings or spaces included in a Conservation Area are of a high standard, but that an overall character prevails.

This character will probably be derived from some of the following features:-

- unity of scale
- building materials
- building design
- open spaces and enclosed spaces
- street pattern and surfaces
- archaeological features
- landscape features.

Conservation Areas may vary from whole town or village centres to small groups of buildings or even single streets. General practice has been to concentrate on the built environment and open spaces are normally only included where they contribute to the setting of the buildings - though certain open areas such as landscaped gardens or archaeological sites may be included for their own merits.

HISTORY OF CONSERVATION

Since the 1940s steps have been taken to protect individual buildings considered to be of architectural or historic merit.

It gradually came to be realised that not only individual buildings but also the character of towns, villages or those parts of such which are considered to be attractive by reason of their buildings, layout or historical associations, needed to be protected.

This protection was first afforded by the 1967 Civic Amenities Act which extended the form of protection previously given to individual build-

ings of architectural or historic importance to areas which are attractive whether or not they contain such buildings.

The Civic Amenities Act required all Local Planning Authorities to determine which parts of their districts had a special architectural or historic character which should be retained and enhanced and to designate these as Conservation Areas.

The emphasis was thus shifted from the negative concern for preserving individual buildings to a more creative policy for the conservation of all those elements whose survival is necessary if the particular attraction of an area is to be retained.

The approach to conservation during the 1970s has become even broader in that, in addition to the above, Local Planning Authorities have taken into account the growth of public opinion in favour of conserving the "familiar and cherished local scene" when determining areas for designation.

WHY DESIGNATION ?

The designation of a Conservation Area provides formal recognition of those assets that an area already contains. It is the necessary preliminary to ensuring that suitable steps are taken to retain and enhance them by the preparation of policies and proposals which can be implemented within the framework of an overall plan.

The aim of designation is to give a certain protection to existing buildings, trees and open spaces that create the character of an area whilst encouraging improvements to the environment by local residents, property owners, local authorities and other public and statutory bodies.

CONSERVATION : WHAT THE LAW SAYS

Conservation Areas were established under the Civic Amenities Act 1967 as amended by the Town and Country Planning Act 1971 and Town and Country Amenities Act 1974.

Can Development Take Place ?

Conservation Areas are not preservation areas: change can be accommodated. New development, or redevelopment, may be permitted but the Local Planning Authority will seek to ensure that any new buildings, extensions or conversions fit in with and enhance the overall character and appearance of the area.

Whilst all planning applications are naturally assessed in relation to their effect on the surrounding environment, the designation of a Conservation Area is a public statement of the Local Planning Authority's desire to

particularly consider the local character and scenery when dealing with applications in or adjoining that area.

Applicants must therefore expect to pay special regard to design criteria when preparing their proposals.

Permission in outline form will not normally be given for building development in a Conservation Area. Detailed plans, including sections, elevations and siting of any proposed buildings, will need to be submitted together with a schedule of external materials to be used, the means of access, provision for car parking/garaging and a landscaping scheme where appropriate.

Informal consultations with the Local Planning Authority are encouraged to assist applicants at the stage when outline planning permission would normally be sought.

Any application for development, which in the opinion of the Local Planning Authority would by its nature "affect the character or appearance of the area" must be advertised in the local press and by notice on the site. Three weeks are then allowed for public inspection and any written observations or objections must be considered by the Council when the application is determined.

What About Demolition ?

In general, no buildings situated within a Conservation Area may be demolished or part demolished without obtaining consent (known as Listed Building Consent) from the Local Planning Authority. There are certain exemptions to this rule on which the Officers of the Council's Planning Department will be willing to give advice. In assessing whether consent should be granted the authority will take account of not only the individual merit of the building but its group value and importance in relation to the character or appearance of the area and the effect of its removal.

N.B. Planning permission for development within a Conservation Area does not include demolition consent (if required) unless specifically stated in the permission. An application for permission to demolish a building in a Conservation Area is usually only considered with an application to redevelop the site immediately following the demolition.

Are Trees Protected ?

Certain individual trees or groups of trees may already be protected by a Tree Preservation Order. Anyone wishing to cut down, lop, top or uproot a tree covered by such an Order

must obtain consent from the Local Planning Authority. Within Conservation Areas, however, anyone wishing to lop, top, fell or uproot ANY tree (subject to certain exemptions) must give the Local Planning Authority six weeks advance notice of their intention to do so.

This gives the authority time in which to grant consent, offer advice on the way to carry out the work or, where considered necessary, make a Tree Preservation Order.

Work carried out to trees covered by these powers without 6 weeks advance notice being given makes the person concerned liable to the same penalties as those for contravention of Tree Preservation Orders.

Advertisements

Advertisements and shop signs can be unsightly intrusions in the local scene. They should, therefore, be restricted and not allowed to dominate a Conservation Area. If the need arises, the Council may designate areas of special control as part of its enhancement proposals.

Listed Buildings

These are buildings listed by the Secretary of State for the Departments of Environment and Transport as being of special architectural or historic interest which benefit from additional control under planning legislation.

Anyone wishing to demolish, extend or alter a listed building in a way which affects its character needs special permission or "Listed Building Consent" from the Local Planning Authority. This procedure is similar to that for obtaining planning permission.

Special Controls

Often it is not so much large redevelopment schemes that threaten to destroy the character of an area but works of a small scale nature. Planning permission is not required for certain categories of small scale development known as "permitted development". Where small works and modifications, normally classed as permitted development, are likely to affect the character of a Conservation Area, eg house extensions, dormer bedrooms, replacement of windows, erection of porches, garden sheds, garages, gates, fences, etc, the Local Planning Authority may apply for an 'Article 4 Direction' to bring these under planning control. Before commencing work it should be checked if planning permission is required.

GENERAL APPROACH TO CONSERVATION AREAS

In Conservation Areas, the Council would hope to produce conservation policies or local plans to indicate specific proposals. This is not possible for all areas at once and their preparation has to be a gradual progress.

Where overall plans are prepared these are published and discussed with local residents or societies. Where up-to-date plans do not exist then general guiding principles have to be followed. In some cases these are set out in policy documents such as those for the green belts, building materials and design and may be seen or obtained at the Planning Department.

The general aim is to preserve the existing character of an area and to tackle neglect, ugliness and decay with positive suggestions for enhancement.

HOW CAN YOU ASSIST ?

If an overall policy document exists, this may help to show where work is required. If not, then the following are typical factors which often spoil the character and appearance of a conservation area:-

- Lack of maintenance work by owners or tenants;
- Unnecessary destruction of buildings or natural amenities;
- New structures or alterations unsympathetic to the existing character of individual buildings and the area;
- Signs and external clutter which are alien to the area.

Particularly important points are described in the following sections.

EXISTING BUILDINGS

A major problem is one of retaining the essential character of stone built settlements in view of the increasing trend of converting old property to modern uses. No doubt this sort of interest in old property has a beneficial effect on Conservation Areas but often the real character lies in attention to detail and faithful restoration or replacement of materials and features of the old craft tradition. It is most important that any future proposals respect the existing character, avoid the fashions of the moment, eg dormers, Georgian windows, etc, and return to solid simple building in the right materials.

NEGLECTED BUILDINGS

Despite the obvious care taken by local residents in preserving and restoring their property, the general character is often marred by derelict buildings

and outbuildings at conspicuous positions. Every effort should be made to restore, replace or remove these buildings.

OPEN SPACE

Waste land, broken-down walls, fences and neglected patched-up sheds spoil the character of any area and require as much attention as the buildings themselves. Often the remedy is simple and inexpensive involving general clearing up, minor repairs, painting and the planting of shrubs, trees, etc. Steps can be taken by the Council to secure the removal of features that are detrimental to the quality of the environment. The Council is willing to play its part to ensure a better environment but it is hoped that owners or residents will take advantage of the interest being shown in an area to tackle neglect and ugliness themselves.

NEW DEVELOPMENT

Changes are always taking place and conservation policies are intended to ensure that these are properly controlled and sensitive to the area's character. Any new development in a Conservation Area ought to be consistent with the existing character of the built environment in respect of materials, roof pitches, window proportions, etc. Where planning applications affect the character of an area, a notice is published in the local paper; the plans may be examined and views submitted in writing for consideration by the Council.

GRANTS

The availability of grants varies from time to time and from area to area. Some of the grants which have been obtained by people in Calderdale include:-

Listed Building Grants - grants made by Calderdale or County Council for repair of listed buildings;

Conservation Area Grants - grants made by the Historic Buildings Council towards repair of certain listed buildings; - grants made by Government or Civic Trust for schemes to enhance Conservation Areas

Tree Planting Grants - grants from Calderdale Council and the Tree Council.

The Planning Department can advise on the current availability of the Council grants and the addresses to apply to for Government grants.

J. M. Stables,
Chief Town Planning Officer,
Calderdale MBC.,
Alexandra Buildings,
King Edward Street,
Halifax, West Yorkshire.