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Town and Country Planning

City of Bradford Metropolitan District Council

NOTICE OF DESIGNATION OF CONSERVATION AREA

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990, SECTION 69

LOW UTLEY CONSERVATION AREA

Notice is given under the Planning (Listed Buildings and Conservation Areas) Act section 69 that City of Bradford Metropolitan District Council (“the Council”) have reviewed the above-named conservation area, designated in August 1973 and determined that the boundary of the conservation area should be amended. Accordingly the Council have determined that the conservation area should be re-designated and that the area described in the Schedule to this notice should be regarded as an area of special architectural or historic interest the character of which it is desirable to preserve or enhance.

The effect of the re-designation of the conservation area is as follows:

1. Conservation area consent will now be required for the demolition of all unlisted buildings (other than excepted buildings) in the area;
2. Planning applications for development which would in the opinion of the local planning authority affect the character or appearance of the conservation area must be given publicity and representations received as a result of the publicity must be taken into account in determining the application;
3. It becomes an offence subject to certain exceptions to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the area except with the consent of the local planning authority;
4. The local planning authority are now under a duty to formulate and publish proposals for the preservation and enhancement of the area.

A map of the conservation area as re-designated may be inspected, free of charge, during normal office hours at the Area Planning Office, Keighley Town Hall, and at the Keighley Library, North Street, Keighley.

G A Danby, Barrister

Legal and Democratic Services Director

City of Bradford Metropolitan District Council, City Hall, Bradford BD1 1HY.

Schedule**The Low Utley Conservation Area**

The Low Utley Conservation Area is focused on the 17th Century origins of a small farming community consisting of a number of farmhouses and cottages clustered around Keelham Lane which is the central thoroughfare in the hamlet. The northern boundary of the Conservation Area includes 11, 13 and 16-20 Keelham Lane and the land associated to these properties. At its southern point, the boundary extends

to Birchwood Road. To the west, the boundary follows the line of Parkers Lane encompassing Utley House and the historic properties at Croft House Lane. To the east the Conservation Area includes the historic origins including the properties at Syke Side.

5 May 2006.

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