



Notice details

Notice category:

Planning

Notice type:

Town and Country Planning

Publication date:

12 February 2007

Edition:

London

Issue number:

58244

Notice ID:

L-58244-115

Notice code:

1601

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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

HEATON ESTATES CONSERVATION AREA

Notice is given under the Planning Listed Buildings and Conservation Areas) Act Section 69 that Bradford Metropolitan District Council ("the Council") have reviewed the above named conservation area, designated on 12 January 1981, 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, Jacobs Well, Manchester Road, Bradford and at the Bradford Central Library, Princess Way, Bradford. Head of Legal Services, Department of Legal and Democratic Services, City of Bradford Metropolitan District Council, City Hall, Bradford BD1 1HY.

Schedule

The Heaton Estates Conservation Area

The Heaton Estates conservation area is located on land to the west of Frizinghall approximately 3km to the north-west of Bradford City Centre and is a good example of 19th and 20th century residential development. The conservation area is based around two principle highways, Emm Lane which runs east-west along the southern boundary of the conservation area and Keighley Road which forms part of the eastern boundary of the conservation area. At the extreme east, the conservation area boundary crosses Keighley Road to include the residential properties at Park

Grove before turning north, and then west encompassing the houses and gardens at the rear of Heaton Grove and Park Grove. To the west, the boundary encapsulates properties along parts of Mariner Drive. Key buildings in the conservation area include St Barnabas Church, the University Management Centre and Heaton Mount. These are complemented by innovatively designed houses reflecting the arts and craft and vernacular revival styles.
12 February 2007.

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