



FAQs – Proposed Conservation Areas in Crawshawbooth and Helmshore

What is a Conservation Area?

A Conservation Area has special architectural or historic interest, the character of which it is desirable to preserve or enhance (Section 69 of The Planning (Listed Buildings and Conservation Areas) Act 1990).

Why are Crawshawbooth and Helmshore being proposed as conservation areas?

The designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and structures, but also that of features such as the layout of roads, pathways, street furniture, open spaces and hard and soft landscaping which all help to define the distinctive character and appearance of an area.

What are the Conservation Area Appraisals and Management Plans?

The appraisals set out the key characteristics that give Crawshawbooth and Helmshore their identity and list the positive elements that should be conserved. They will be used to assess planning applications in each conservation area.

The management plans indicate the planning guidance and policies which will apply to development in the areas and suggest actions to preserve and enhance the special character of the areas through a management strategy.

What is the Council's role?

The Council's overarching duty, as set out in the Act, is to preserve or enhance the historic and architectural character or appearance of conservation areas.

It also has a statutory duty to review conservation areas and to determine if new areas warrant designation. Crawshawbooth and Helmshore are both identified in the adopted Rossendale Local Plan 2019 to 2036 as additional conservation areas for potential designation.



What are the benefits of designating Conservation Areas in Crawshawbooth and Helmshore?

Many people welcome their property being in a conservation area, and the reason they chose to live in such an area is due to its unique character and history. Research by the London School of Economics found people value living in conservation areas, with properties located in them often having higher prices and greater price appreciation. (<https://historicengland.org.uk/research/current/social-and-economic-research/>)

Businesses can benefit as the centre becomes attractive for visitors, improving vitality. Properties within a conservation area, particularly if they are listed, might be able to attract grant funding to help with repairs and improvements such as shop fronts.

I live or own a business in Crawshawbooth or Helmshore – how will it affect me?

Permitted Development Rights

The designation of a conservation area (known as Article 2(3) land) gives greater planning control, requiring planning permission for certain works which could otherwise be allowed under permitted development rights. Although not extensive, the main restrictions for householders in designated conservation areas are listed below. This means that these works would require planning permission:

- demolition of buildings over 115 cubic metres
- demolition of gates, walls fences and other enclosures (depending on height and location),
- works to roofs (including extensions and the installation of dormer windows)
- installation of satellite dishes
- cladding of walls
- some buildings/containers 'built for purposes incidental to the enjoyment of the house' (depending on location).

Please note: Properties which are flats or in non-residential use do not have such permitted development rights so are affected less by the designation.

Works to trees

In a conservation area, anyone proposing to carry out works on trees must give the Council 6-week notice of the intended works. The notice should contain sufficient information to identify the trees, the details of proposed works and reasons. The Council has six weeks to respond and work should not commence until the Council has commented, or the six weeks has expired, whichever takes place first.



Article 4 Direction

The Council can introduce an Article 4 Direction to further restrict permitted development rights. This would mean that planning consent would be needed before undertaking certain additional specified works. This is discussed in the Management Plans. Further consultation will take place if the Council decides to introduce Article 4 Directions in the proposed conservation areas.

How will I know if I need planning permission?

The planning portal website provides advice (www.planningportal.co.uk) If you are still unsure or if you want a formal decision you can apply for a Lawful Development Certificate. Further information is available on the Council's website www.rossendale.gov.uk.

Will action be taken retrospectively on changes already taken place?

The Council cannot take action on any works undertaken prior to the conservation areas being designated which did not previously need planning permission.

Will the designation mean Crawshawbooth and Helmshore cannot change?

No. Conservation is not about preventing all change but about managing it in a way which preserves the area's special interest.

What is the process to designate a new Conservation Area?

Designating parts of Crawshawbooth and Helmshore as Conservation Areas was considered during the consultation on the Rossendale Local Plan 2019 to 2036. As a result, the Council commissioned Character Appraisals, which confirmed that both areas meet the Government's designation criteria. Management Plans have been prepared which consider specific actions for how the characters of Crawshawbooth and Helmshore can be preserved and enhanced.

These documents and the proposed boundaries are currently out for consultation; they are being advertised on the Council's website and are available to view at the Council's Customer Service Hub in Bacup. The Helmshore documents can be viewed at the Helmshore Mills Textile Museum and the Crawshawbooth documents at the Crawshawbooth Community Library. Letters have been sent to every property within the proposed boundaries.

Drop-in Events:

Proposed Helmshore Conservation Area	Helmshore Mills Textile Museum, Holcombe Road, Helmshore BB4 4NP Tuesday 29th September, 5pm to 7.30pm.
Proposed Crawshaw Booth Conservation Area	Crawshawbooth Community Library, Adelaide Street, BB4 8PW Tuesday 6th October, 4pm to 7pm

Next Steps

Following this consultation, the comments will be taken into account and the documents amended as appropriate. A report will be presented to members in the coming months to decide whether to designate Crawshawbooth and Helmshore as new conservation areas. If approved, the Council must advertise the designation of the new conservation areas in the London Gazette and local newspapers and notify relevant Government bodies and departments.

What are the timescales?

If members approve the designation, it is likely to come into force in late 2026 / early 2027.

Where can I find more information?

Please see www.rossendale.gov.uk/conservation_area

Alternatively paper copies of the documents can be viewed at the Council's Customer Service Hub, Crawshawbooth community library and Helmshore Textile Museums during normal opening hours.

The consultation ends on Tuesday 27 October 2026

