**Schedule of Suggested Main Modifications to Publication Version of Conservation and Design Policies**

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| **Paragraph No.** | **Publication Wording** | **New Wording** | **Reason** |
| CL1c | Require the density of development to be optimised, but sensitive to context; | Require the density of development to be optimised, **~~but~~** sensitive to context;  **Not agreed - after “optimised” add “within the appropriate density range and”** | Clarity  NOT AGREED  It should be clear to all parties that densities should not exceed the appropriate density range, |
| 34.3.18 | Some buildings detract from their surroundings because of their scale or design. Where the redevelopment of such buildings comes forth, a flexible approach will be taken in order to facilitate redevelopment. Such buildings will only be identified through Supplementary Planning Documents or Development Planning Documents. | **~~Some buildings detract from their surroundings because of their scale or design. Where the redevelopment of such buildings comes forth, a flexible approach will be taken in order to facilitate redevelopment. Such buildings will only be identified through Supplementary Planning Documents or Development Planning Documents.~~** | The policy this paragraph is referring to is to be deleted.  AGREED |
| CL2c | facilitate the redevelopment of 'eyesores' by offering flexibility in relation to policies which make redevelopment with buildings more suited to their context demonstrably unviable. | **~~facilitate the redevelopment of 'eyesores' by offering flexibility in relation to policies which make redevelopment with buildings more suited to their context demonstrably unviable.~~** | Policy not considered effective.  AGREED |
| CL4d | Require the reinstatement or removal of internal and external architectural features of listed buildings or scheduled ancient monuments, commensurate with the scale of the development; | ~~Require the reinstatement or removal of internal and external architectural features of listed buildings or scheduled ancient monuments, commensurate with the scale of the development;~~  **di) take opportunities to reinstate internal and external features of special architectural or historic significance, commensurate with the extent of proposed development;**  **dii) take opportunities to remove internal and external features that harm the architectural or historic significance of the asset, commensurate with the extent of proposed development;** | Clarity  AGREED  AGREED  AGREED |
| CL4f | strongly encourage any works to a listed building to be carried out in a correct, scholarly manner by appropriate specialists; | **require any work to a listed building to sustain the significance of the heritage asset and as such** strongly encourage any works to a listed building to be carried out in a correct, scholarly manner by appropriate specialists; | To bring the policy into conformity with the NPPF.  AGREED |
| CL5b | Ensure that good standards of daylight and sunlight are achieved in new development and in existing properties affected by new development; | Ensure that good standards of daylight and sunlight are achieved in new development and in existing properties affected by new development **and where they are already substandard, that there should be no material worsening of the conditions;** | Policy effectiveness  STRONGLY SUPPORTED |
| CL5e | Require that the reasonable enjoyment of the use of buildings and spaces is not harmed due to increases in traffic, servicing, parking, noise, disturbance, odours or vibration or local microclimatic effects. | Require that the reasonable enjoyment of the use of buildings, **gardens and other** spaces is not harmed due to increases in traffic, servicing, parking, noise, disturbance, odours or vibration or local microclimatic effects. | Clarity  AGREED |
| CR5c | resist development that has an adverse effect on garden squares, including proposals for basements; | resist development that has an adverse effect on garden squares **and communal gardens**, including proposals for basements; | Clarity  AGREED |

**Schedule of suggested Minor Changes to Publication Version of Conservation and Design Policies**

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| **Paragraph No.** | **Publication Wording** | **New Wording** | **Reason** |
| 33.3.28 | The River Thames forms the southern boundary, and like the Grand Union Canal to the north, the potential of the Thames as a leisure, recreation, biodiversity and transport resource remains under utilised. The River Thames is an important transport route, and with its foreshore and banks is a unique open space with a special environmental character and reduce the river’s potential as a navigable waterway. Permanently moored vessels or the extension of riverside sites into the river can have a detrimental effect. | The River Thames forms the southern boundary, and like the Grand Union Canal to the north, the potential of the Thames as a leisure, recreation, biodiversity and transport resource remains under utilised. The River Thames is an important transport route, and with its foreshore and banks is a unique open space with a special environmental character **~~and reduce the river’s potential as a navigable waterway~~**~~.~~ Permanently moored vessels or the extension of riverside sites into the river can have a detrimental effect **and reduce the river’s potential as a navigable waterway.** | Clarity  AGREED |
| 34.3.20 | The character and appearance of a conservation area is not only provided by the high quality and appearance of individual buildings within the area and the interrelationship between them but it is also gained from whole and partial street views as well as views into and out of the area. Therefore development that impacts on setting, including the effect on views, gaps and vistas identified in conservation area appraisal documents, needs to be assessed to ensure that the character and appearance of the area is conserved. | The character and appearance of a conservation area is not only provided by the high quality and appearance of individual buildings within the area and the interrelationship between them but it is also gained from whole and partial street views as well as views into and out of the area. Therefore development that impacts **~~on~~** setting, including the effect on views, gaps and vistas **and other character and appearance issues** identified in conservation area appraisal documents, needs to be assessed to ensure that the character and appearance of the area is conserved. | To meet the Council’s duty to preserve and enhance conservation areas.  AGREED |
| CL5 | The Council will require all development ensure good living conditions for occupants of new, existing and neighbouring buildings. | The Council will require all development ensure**s** good living conditions for occupants of new, existing and neighbouring buildings. | Grammar |
| CL5d | Require that there is no harmful increase in the sense of enclosure to existing building and spaces neighbouring gardens, balconies and terraces; | Require that there is no harmful increase in the sense of enclosure to existing building and spaces**,** neighbouring gardens, balconies and terraces; | Grammar and Clarity |
| 34.3.43 | Small-scale alterations and additions comprise minor external changes to the appearance of a building or its curtilage, including balustrades, alarms, cameras, grilles, shutters and other security equipment; servicing, plant and telecommunications equipment; removing physical barriers to access; railings, walls piers, gates, and forecourt parking; signs which that are not advertisements, flagpoles and balconies and terraces. | Small-scale alterations and additions comprise minor external changes to the appearance of a building or its curtilage, including balustrades, alarms, cameras, **awnings**, grilles, shutters and other security equipment, servicing, **mechanical** plant, telecommunications equipment; **satellite dishes**; removing physical barriers to access; railings, walls, piers, gates, and forecourt parking; signs which are not advertisements, flagpoles and balconies and **small** terraces. | Clarity  AGREED  AGREED |
| CL6c | Is not of high quality form, detailed design and materials or is not discreetly located; | Is not of high quality form, detailed design and materials, or is not discreetly located**.** | Grammar |
| 34.3.76 | Terraces that change their architectural style, character or height but are joined are considered as separate terraces. Roof extensions on one are not regarded as precedents for the other terraces within the street. | **~~Terraces~~ Groups of properties within a terrace** that change their architectural style, character or height but are joined are considered as separate terraces. Roof extensions on one are not regarded as precedents for the other terraces within the street. | Clarity  AGREED |
| CL10b | require new, and alterations to existing shopfronts, to: | require new, and alterations to existing**,** shopfronts to: | Grammar |
| CL11 | The Council will require all development to protect and enhance views, vistas gaps and the skyline that contribute to the character and quality of the area. | The Council will require all development to protect and enhance views, vistas**,** gaps and the skyline that contribute to the character and quality of the area. | Grammar |
| CR5i | 1. Resist permanently moored vessels on the river, except where they would not have: | **~~i~~** j. Resist permanently moored vessels on the river, except where they would not have: | Clarity |
| CR5j | j. permit residential moorings on the Grand Union Canal provided that: | **~~j~~** k. permit residential moorings on the Grand Union Canal provided that: | Clarity |

**PTO**

**Reworking the Mews policy AGREED – but propose that artist’s studios include a direct reference to change of use – see below**

**As some time was devoted to discussion on this subject, the Council can confirm that they have examined once again, whether there is a need for the wording to change. After further consideration of the text and the accompanying reasoned justification and listening carefully to the points made at the public examination they cannot accept the wording needs to change and would point out the following:**

* **There is no dilution in the strength of the UDP policy; rather the wording is phrased positively rather than negatively. This is in line with the positive approach of the NPPF which states that when it comes to plan making local planning authorities should positively seek opportunities to meet the development needs of their area (para 14).**
* **All mews within the Borough are within conservation areas. Any loss of historic mews would be dealt with via Policy CL3, which ‘requires development to preserve or enhance the character and appearance of the conservation area and protect the special architectural or historic interest of the area and its setting. The Council is currently updating all CAPS with CAAs, which will identify any mews properties, which make a positive contribution to the character and appearance or historic and architectural interest of each conservation area. This provides adequate protection in the case of the loss historic mews that make a positive contribution to the character and appearance of conservation areas.**
* **The fact that mews do not have a separate policy makes no difference to the weight that would be assigned to the policy as part of the decision making process.**
* **In drafting policies the local planning authority should avoid undue repetition, for example by using generic policies to set out principles that may be common to different types of development” (NPPG Local Plans, para.010)**

**The Society proposed greater clarity for both mews and artists’ studios – which combining the two policies did not achieve.**

**CL1(h) Mews: The Society accepts that policies for mews can stay within CL1(h) but would propose a slight rewrite as follows:**

**“ensure that all alterations and extensions preserve and enhance the characteristics of streets and building types such as mews, terraces and mansion blocks.”**

**CL1 (i) Artists’ Studios: The key issue here is not just physical alterations, but change of use. This is the key/only policy that specifically deals with artists’ studios, for which the Council has a dedicated SPD, and should be the place to find the full policy. We are concerned about the loss of artist’s studios to other uses. The policy which it is alleged covers change of use – Policy CF7a – is almost unrecognisable as referring to artist’s studios because it does not recognise them in terms. Although one option might be to add a cross-reference to Policy CF7a as dealing with change of use within paragraph 34.3.12, our preferred option would be to include the words “change of use” before “demolition” in line 1.**