

Volume 1: Neighbourhood Plan Policies

1.1 Our Vision For The Future Of Norland

Quality of life in Norland

Spaciousness and tranquility

1.1.1 Norland is distinguished by its relative tranquillity and spaciousness. With its square and crescent gardens, interesting open spaces and private gardens behind the houses, it enjoys lots of trees and greenery. Holland Park, Kensington Gardens and Avondale Park are the principal public open spaces that make the area particularly attractive.

Fine buildings and streets

1.1.2 Since its description as an “outstanding conservation area”, much has been done to restore both listed and unlisted buildings. With increasing general prosperity, and the influx of extremely wealthy families and individuals, who have been prepared and able to invest considerable resources in their properties, the street scene has thankfully been relatively protected, and in some cases, even improved. The battle to protect this heritage will always be on-going. The application of Article 4 Directions to a wide range of unlisted buildings is seen as important in achieving this aim.

Families - a place to stay, with excellent communications

1.1.3 It is a place for families, a place where people come to live, and stay. People know each other, greet each other and pass the time of day in the street. Excellent connections to the City (via the Central Line) and the West End, make Norland an extremely attractive, accessible, almost rural, place to live.

A sense of belonging

1.1.4 The support of a substantial and loyal membership of the Norland Conservation Society (370 members as at February 2013) is an indication of the strength of sense of belonging and involvement in the area. This is an important aspect and should be maintained as a highest priority.

Neighbourhood shopping

1.1.5 Despite most of the small neighbourhood shops disappearing, Norland retains a “villagey” feel. Holland Park Avenue still provides some neighbourhood shopping (for example Lidgates, Holland Park Pharmacy, Daunts, the florist) and Kensington High Street is not far away. Parking is easy for most, though since the development

of the Westfield shopping centre (in Hammer-smith, and outside the conservation area), it has become extremely difficult to park in Royal Crescent and neighbouring streets.

An eclectic range of religious activity

1.1.6 Norland is unusual in the extraordinary range of religious denominations it serves - not that the residents themselves are unusually religious.

1.1.7 The whole estate was designed round the church of St James Norlands, whose religious services attract worshippers from outside the area. It is also a popular place for weddings, christenings and funerals, and for extra-curricular activities, such as music rehearsals and concerts; and it was the birth-place of the W11 Children’s Opera. It also houses a nursery school.

1.1.8 The Roman Catholic Church is represented by the Church of St Francis of Assisi on Pottery Lane; 8 St James’s Gardens is home to the Spanish and Portuguese Synagogue; the Sikhs’ Central Gurdwara is at 62 Queensdale Road; and 20 Penzance Street, a former Baptist Chapel, is home to the Islamic Universal Association, an Iranian Shia Mosque.

Schools

1.1.9 There is a range of nursery, primary and preparatory schools, some of which use the square garden in St James’s Gardens for recreation, with the permission of the Square Garden Committee.

Theatres, concerts, opera, cinemas, museums

1.1.10 All London’s cultural attractions are within easy reach. There are cinemas and a theatre in Notting Hill. Other attractions include Leighton House, Linley Sambourne House, and Holland Park Opera is only a short walk away.

Safety and security

1.1.11 Although there are frequent cases of vandalism against cars, graffiti and troublesome bicycling on pavements it is a relatively safe place to live and bring up children. The activities of the Safer Neighbourhoods Team, and close co-operation with local police, can be expected to help enhance this security.

Vision and Aims

This chapter sets out specific planning policies and guidelines to achieve our aims. These are to:

- Protect and enhance the character and historic features that define Norland's sense of place in terms of townscape, streetscape, landscape and neighbourhood
- Protect our listed buildings, as well as those which may not be of listing quality, but whose architectural features contribute to the character of Norland
- Protect and enhance our open spaces, gardens and trees, both private and public
- Protect and enhance the aspects that add to the quality of life - tranquility, security, discourage and reduce traffic noise and disturbance through residential areas
- Strive for retention of local and heritage characteristics, including both architecture and local and social amenities such as shops, pubs and post offices
- Keep the conservation area as a place for families
- Make it easy for pedestrians to move freely and safely in Norland
- Manage new development in such a way as to conserve local character
- Maintain a mix of uses and try to retain small businesses
- Maintain social diversity
- Encourage civic pride and local involvement of individuals and organisations

Our vision for 2028 for Norland:

- Norland should have retained and enhanced all the features that are essential to its character, charm and attraction as a place to live
- HGV and bus traffic problems in Royal Crescent and St Ann's Villas should have been mitigated to make these streets attractive places to live
- Rat-run traffic speeding will have been effectively eliminated
- Our listed buildings and others important to the character of the Norland Conservation Area will have been preserved
- Eyesores will have been eliminated and ugly buildings replaced by development more appropriate to their surroundings
- Controls should be in place to prevent undesirable new developments, alterations or extensions of existing buildings
- New developments will be of exceptional design quality and appropriate to their setting
- Subject to national legislation and the Local Plan, out of character and disruptive basements under and within the curtilage of our historic buildings will have been stopped.
- Holland Park Avenue will remain an attractive local shopping street, protected from the demands of through traffic; garish shopfronts and internally illuminated fascia boxes will have been eliminated
- Norland will have maintained a good mix of small businesses alongside residential use
- Important streets will benefit from a strategic tree planting plan
- All redundant and non-essential street furniture and signs will have been removed
- Ugly lampposts, inappropriate to their setting, will have been eliminated
- More original front garden boundary features will have been restored or reinstated, and inappropriate features removed
- The proliferation of LED advertising screens on areas immediately adjoining the Norland Conservation Area will have been stopped

1.2 Neighbourhood Plan Policies

The overriding principle in the Norland Neighbourhood Area is that any alteration or addition should contribute positively to the character of the area.

Existing Article 4 Directions restrict the extent of permitted development for some properties in the area. This Neighbourhood Plan intends to provide guidelines for what is permissible where permitted development rights have already been removed.

New development

1.2.1 The Council, supported by the Norland Conservation Society, will pursue the highest possible design standards for the Norland Neighbourhood Area. In any new development in the area, dialogue will be encouraged between applicants, developers and architects and the Norland Conservation Society at an early stage.

1.2.2 The 'grand compositions' and 'other terraces of visual quality' are considered to make a highly significant contribution to the overall quality of the Norland Neighbourhood Area. Norland Estate was built from a plan devised by the architect Robert Cantwell. The layout of the estate was formed from two principal roads. Addison Avenue runs north-south and Queensdale Road east-west. The Royal Crescent reflected the contemporary architectural fashion of the time for curves and crescents. Norland's layout and grander architectural compositions and terraces function together to produce vistas that are an important aspect of the character and appearance of the Neighbourhood Area. The repeating architectural details common to adjacent individual buildings within terraces contribute to the wider function of the terrace. Therefore, it is important that any new development within these grand compositions and terraces of visual quality pays close attention to its surrounding context.

1.2.3 For the purposes of this policy; 'grand compositions' refers to the Royal Crescent, Norland Square, St. James's Gardens, Addison Avenue and Queensdale Road. 'Other terraces of visual quality' refers to Portland Road south of Clarendon Cross, Princedale Road (Nos 9-33 odd) and Darnley Terrace.

1.2.4 The mews and lesser terraces were designed to be subservient to the houses in the grand compositions and terraces of visual quality. These mews provide more tranquil areas within the neighbourhood. New development within these terraces and mews must demonstrate a strong contextual approach. The role of these streets within the hierarchy of the Norland estate allows some flexibility in addressing the development themes of rhythm, proportion, height, scale and massing, and storey heights.

1.2.5 In the context of the Norland Neighbourhood Area, 'eccentric buildings' are those buildings that by virtue of their exceptional design, interest and quality make a positive contribution to the character and appearance of the Norland Neighbourhood Area.

1.2.6 New development should complement

the street scene: it is expected to be in keeping and resonate with adjacent buildings and the immediate environment in terms of height, scale and massing. Issues of height, scale and massing are particularly important in the context of the creation of a wider coherent and cohesive whole with the adjoining buildings.

1.2.7 In order to ensure that the character of the Norland Neighbourhood Area is preserved or enhanced the following planning policies will apply.

Policy N1: New Development

To ensure that new development complements or enhances the existing character and takes account of the context of the street scene, it must:

(a) closely reflect the existing rhythm, proportion, height, scale, massing, materials and storey heights both for the the grand compositions and other terraces of visual quality;

(b) in the lesser terraces and mews follow a strong contextual approach to ensure that it complements and enhances the existing character and context of the street scene;

(c) in the case of eccentric buildings ensure that the specific context of the site and the wider character of street scene are fully taken into account relation to scale, design and materials.

Roofs

1.2.8 Planning permission may be required for alterations, but this may be dependent on whether the property is within or outside of the Norland Conservation Area. It is important to check with Royal Borough of Kensington and Chelsea's Planning Department before undertaking any work.

1.2.9 Changes to roofs can be particularly sensitive as they are often subject to longer distance views. These views can often be from across open spaces and along streets. The sensitivity of roof lines to change varies according to the setting of the building in the street scene. Some of the variables are: the length of view available of the building; whether the roof is hidden by a parapet; and whether it is flat or pitched - either fore and aft or sideways.

1.2.10 In a conservation area such as Norland, with open spaces affording distant views of slate roofs, inappropriate additions to rear roofs can spoil the buildings' architectural integrity just as much as unsuitable alterations at the front.

1.2.11 Over the years, rooflines have suffered all kinds of harmful alterations due to the lack of coherent and adhered-to guidelines as to what is and what is not acceptable. These alterations have happened to the front, rear and sides of some houses.

(a) Pitched Roofs without parapets

1.2.12 Original pitched roofs make an important contribution to the character of the Norland Neighbourhood Area.

1.2.13 Original pitched roofs without parapets are sensitive to the need to retain the original type of roof covering. When repairs to pitched roofs are necessary, it would enhance the character of the area if broken slates are replaced



57 Addison Avenue



Chaos of dormers



54-56 Addison Avenue



44-46 Addison Avenue

with natural slate. All slate roof-level developments and alterations should use natural slate.

1.2.14 'Unpleasant alterations' are additions or alterations that have had a harmful impact on the integrity or character of the original building or groups of buildings. These alterations can have a negative cumulative impact upon the wider street scene and character of the Neighbourhood Area.

1.2.15 Examples of pitched roofs without parapets can be seen in Addison Avenue, St. James's Gardens, St. Ann's Villas and Penzance Street.



required. On other occasions, temporary enclosures are erected around “informal” roof terraces without planning permission having to be sought.

1.2.20 In principle, the following guidelines apply to roof level extensions or alterations in the Norland Conservation Area:

- Roof terraces should be set back at least 50cms (horizontally) from the eaves
- Enclosures, furniture, parasols, trees or shrubs should be as unobtrusive as possible from all viewpoints, and not be visible from street level on the opposite side of the street

(b) Parapets and flat or low-pitched roofs

1.2.16 Where a flat or low pitched roof is largely obscured from street level by a parapet or balustrade, the continuity of such a feature in a terrace takes on a greater visual significance.

1.2.17 Where there are existing roof extensions behind the front parapet, the retention of the uninterrupted parapet is important for the continuity of the facade. Where it has been pierced to allow a dormer window to project or to gain more light, it is advised that the parapet should be reinstated as soon as the opportunity arises.

(c) Roof gardens and terraces

1.2.18 Roof terraces can often be associated with visually intrusive paraphernalia such as furniture, parasols, trees and shrubs, which can detrimentally alter the character of the area detracting from the intended unity of the unified compositions such as terraces. However, as temporary features they do not normally require planning permission.



1.2.19 Planning permission is frequently sought for the external features associated with roof gardens and terraces, principally the railings around the terrace and any decking that might be

Policy N2: Roofs

To ensure that roof alterations and additions are harmonious to the character and appearance of the building and its context, changes will only be permitted:

- for pitched without parapets where they restore the original composition and avoid the use of dormers or other unpleasant alterations;
- for low-pitched or roofs behind parapets when the dominance of the parapet is retained;
- for roof gardens and terraces where they are set back from the building line take into account longer distance views and are designed to be sensitive to uninterrupted rooflines.

Rear and Side Extensions

1.2.21 In accordance with the general principle that any alteration or addition should contribute positively to the preservation and enhancement of the character and appearance of the Norland Conservation Area, alterations or the erection of rear extensions will be considered on the basis of whether they might jeopardise the character, appearance and value of existing open space.

1.2.22 In order to minimise the loss of garden space, as a guideline, proposed rear extensions should not extend further than 3m from the rear wall of the original house. Extensions should also use materials that match those of the host dwelling. This will help to preserve the overall visual quality of the built environment in Norland.

1.2.23 The scope for rear and side extensions is determined not just by open space considerations but also by the need for a good architectural relationship between the proposed development, the existing building and its neighbours. Extensions must remain subservient to the host dwelling in order to prevent the extension dominating it and the building's setting within the wider area. One way to achieve this is to limit any extension to one storey in height.

1.2.24 'Closet wing extensions' are features of the original design of many houses within the Norland Neighbourhood Area. They project from the rear elevation of the building and are usually less than full height and one bay wide.

1.2.25 In the case of infilling between two existing rear extensions, the infill should not extend beyond the shorter of the two existing rear extensions and should be set back from it in order to preserve at least some feeling of a gap or void. This helps to retain the architectural rhythm of the terrace.

1.2.26 Balconies and terraces have potentially negative impacts upon the privacy and amenity of neighbouring residents. They can raise overlooking issues in relation to the private gardens and windows of neighbouring properties. This is invariably the case for terraces and balconies that are sited above rear extensions. These balconies and terraces can have a detrimental effect on the integrity of the rear elevation especially in a terrace through the addition of associated paraphernalia such as furniture, parasols, shrubs and hedges.

Policy N3: Rear and Side Extensions

To ensure rear and side extensions make a positive contribution to the character and amenity of the Norland Neighbourhood Area they must:

- (a) avoid a serious loss of garden space, which, on its own or together with neighbouring gardens, is important to the character of the area.
- (b) remain subservient to the host building.
- (c) in the case of rear infill extensions be set back from existing closet wing extensions so as to preserve the rhythm of the rear facade of a terrace or street.
- (d) in the case of rear extensions avoid the addition of a balcony or terrace unless it is a predominant feature of the terrace.
- (e) in the case of side extensions or side porches reflect the rhythm, punctuation and symmetry of the street scene.

Architectural Features

1.2.27 Whilst changes to architectural features are not always subject to planning control, it is important that they are retained. Architectural features such as porticos, bays, pediments and balusters contribute to the architectural rhythm of the street scene, and to its character and should be retained or renovated on this basis. Original decorative details such as cornices, string courses and console brackets are also very important to the historic character and appearance of individual buildings. In the Norland Neighbourhood Area some of these details remain missing, and every opportunity should be taken to get them reinstated.

1.2.28 On this basis the preservation or restoration of original architectural details such as cornices, architraves, stucco embellishments, door design, door furniture and ironwork, railings, balconies and foot scrapers, is of paramount importance for listed as well as unlisted buildings in the conservation area and their preservation or restoration is encouraged. The restoration of original fenestration details can have a significant effect on the character of a building and the street scene in general and their restoration or reinstatement is also strongly encouraged.

1.2.29 When considering applications for alterations and improvements to unlisted, as well as listed buildings, appropriate restoration of architectural features and original decorative details should be included as part of the proposal (for more information on architectural features in Norland see Volume 2 of this Plan, Section 5: Guidance).

Policy N4: Architectural Features

To improve the quality and character of buildings in the Neighbourhood Area, opportunities must be taken to retain and reinstate architectural features where they contribute to the significance of the heritage asset.

Exterior Painting

1.2.30 Not all alterations to buildings require planning permission. Some minor works such as painting exterior elevations on buildings fall under 'permitted development' that does not require the submission of planning application but is permitted through national legislation (For Legislation, see General Permitted Development Order 1995 (as amended)).

1.2.31 Many properties in the Norland Neighbourhood Area are covered by existing Article 4 Directions that prevent the rendering or painting of the exterior of buildings. The aim of these directions is to protect the architectural integrity of the buildings, and prevent alterations which conflict with the original design concept of the Norland Estate. A full schedule of current Article 4 Directions is available in Appendix 1.

1.2.32 Original facing unpainted brickwork refers to brickwork designed to remain exposed (ie not painted or rendered) in the original design of the development. This brickwork forms the part of an external elevation of the building.

1.2.33 Where original facing brick elevations have been painted, subject to the results of small patch tests as to the likely feasibility and effect on the brickwork of the paint removal, owners are encouraged to remove the paint and restore the original facing brickwork.

1.2.34 All stucco ornamentation should be white, or an acceptable alternative to simulate pale stone. Stucco was originally designed as a cheaper alternative to bath stone. Historically stucco would have been unpainted. Where rare examples of unpainted stucco remain, these should be left unpainted to preserve their historical significance.

Policy N5: Exterior Painting

In order to preserve the historic features and character of the Norland Neighbourhood Area, resist:

- (a) the rendering or painting of original unpainted facing brickwork on front and rear elevations;
- (b) the painting of unpainted exterior stucco surfaces.

Small Scale Additions

1.2.35 Small scale additions comprise works such as the erection of satellite dishes, wiring on facades, the installation of burglar alarms, solar panels, antennae and external pipe work. It is the cumulative impact of these additions that can have a negative visual effect on the buildings or street scene. Some of these works will not require planning permission although the erection of satellite dishes and solar panels invariably will within the conservation area.



Policy N6: Small Scale Additions and Architectural Features

In order to ensure that the cumulative impact of small scale alterations does not have a negative impact on the character and appearance of the Neighbourhood Area, the Plan requires:

- (a) the siting of small-scale additions to be sensitive to the outside appearance of the building and the effect on the street scene;
- (b) solar panels and satellite dishes to be discreetly located so as not to harm the character of the host building and its setting within the townscape of the Neighbourhood Area.

Outbuildings and Landscape

1.2.36 Given the importance of private open spaces to the sense of openness and character of the Conservation Area, the construction of garden buildings are subject to planning control through existing Article 4 Directions in some areas (see Appendix 1).

1.2.37 It is important to the character of the conservation area that open spaces, including hard standings, are preserved, with no development, other than summer houses or garden sheds, are permitted.

1.2.38 Where planning permission is required, the consideration of garden outbuilding proposals will be appraised on the specific merits of the particular site and its relationship to the main building.

1.2.39 Garden buildings, and any additions to existing garden buildings, should normally be located only at the end of gardens, and as a guideline are expected to occupy no greater depth into the garden than 20% of its overall length (from rear wall of main house to rear garden wall).

Policy N7: Outbuildings and Landscape

In order to preserve the character of gardens and other open spaces in the neighbourhood area, garden buildings must:

- (a) be of an appropriate scale, design, materials and be carefully sited;
- (b) be no higher than one storey in height and constructed from traditional materials;
- (c) not form a separate dwelling.

Advertising

1.2.40 Advertisements have the potential to harm the character of an area if careful thought is not given to their size, siting, materials, and method of illumination. Given the residential character of the neighbourhood area and the very high quality townscape that exists it is important that advertisements are carefully located and of suitable materials.

1.2.41 Advertisements should be confined to the ground floor or basement area of buildings. Advertisements on the street level front boundary railings should normally be avoided unless a small sign fixed to the railings is the only way of drawing attention to the existence of, for example, a separate unit at building level with direct access from the street.

1.2.42 Projecting signs should be fixed to the pilasters or columns between buildings, or the fascia above the ground floor window, if one exists.

1.2.43 In general, traditional materials such as painted timber, wrought iron, bronze and other alloys or ceramics will be more appropriate than acrylics and other plastics, particularly on listed buildings. Harsh and gaudy fluorescent colours, unsympathetic to the building, should be avoided. Illuminated advertisements will not normally be appropriate.

1.2.44 Attention will be paid to the potential impact of the advertisement upon pedestrian and vehicular safety. Advertisements should not normally be fixed to street furniture within the Neighbourhood Area.

1.2.45 Specific proposals, especially on listed buildings, can be discussed with the Norland Conservation Society, or officers of the Planning Department. Additional considerations relating to listed buildings and conservation areas are contained in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Policy N8: Advertising

In order to maintain the character and appearance of the Neighbourhood Area an advertisement must be:

(a) of a size, form, material colour and method of illumination that relates to the overall appearance of the street as well as the character of the building on which it is attached;

(b) suitably positioned, normally at street level.

Mixed Neighbourhood

1.2.46 With the increasing value of residential property in the area, and competitive pressures on uses such as small shops and pubs, there has been constant pressure for changes of use from commercial to residential uses. In the case of public houses in particular, this pressure has been hard to resist, as property value for domestic use now far exceeds the property value that would be justified by the profit achievable from use as a public house.

1.2.47 Local shops, pubs, restaurants and businesses within the Norland Neighbourhood Area contribute to fostering community cohesion and a sense of belonging. These businesses have an essential role in ensuring residents are able to meet their day-to-day needs within the local neighbourhood. There are certain roads within the Neighbourhood Area that are particularly sensitive to the loss of commercial uses. These are the southern end of Portland Road (129-141 odd, 2-14, 96-102, 134-150 even), Holland Park Terrace, Portland House, Holland Park Avenue (100-128, 118A), Clarendon Cross (1-12) and Addison Avenue (1-7 odd, 2-14 even).

1.2.48 This Neighbourhood Plan encourages sustainable development through the retention of neighbourhood facilities such as local shops and businesses. The Plan ensures that a walkable neighbourhood exists, allowing good access to public facilities and amenities.

Policy N9: Maintaining a Mixed Neighbourhood

Require the retention of commercial uses within the Neighbourhood Area, to ensure that a walkable neighbourhood exists and contains a mix of uses that serves local people.

Portland Road (North)

Portland Road (North) Extensions

1.2.49 Portland Road (North) is formed of two terraces and lies to the north of Clarendon Cross. Particular local circumstances apply in this part of Portland Road, which make it possible for greater flexibility in order to allow some developments that cater for the needs of growing families, and at the same time to preserve the character and appearance of this part of the Neighbourhood Plan Area.

1.2.50 For the purposes of the policy east side properties refer to Nos 102-134 (even), Portland Road. These properties were originally constructed with gardens before they were developed for an open car parking area separated by a common eastern low brick wall, which coincides with the Norland Neighbourhood Area and Conservation Area boundary.

1.2.51 Properties on the west side, Nos 141 – 179 (odd), face to their west a 5 m high solid brick wall, which runs the whole length of their western boundary. As a result, the rear elevations of these houses are effectively invisible to all except their neighbours. At the front of the houses, the roof ridge line is only visible to the top floors of the houses opposite (on the east side of the street). This means that attic occupation and lighting, and even the raising of the roof ridge line to enable higher ceilings internally can generally be supported provided there is no adverse effect on residential amenity.

1.2.52 As a guideline, rear extensions on the east side of Portland Road will generally be acceptable where they do not exceed 50% of the property width and are sited at least 300mm below the gutter line. On the west side of the road they will generally be acceptable where they do not exceed 50% of the property width, are 600mm or more below the roof gutter line and do not extend more than three metres from the original rear wall of the house.

1.2.53 In relation to dormer windows as a guideline up to two west-facing windows may be permitted and the raising of any roof profile should be no higher than 150mm below each party wall summit and constructed of traditional materials.

Policy N10A: Portland Road (North): Extensions

In order to ensure some flexibility to meet the needs of growing families require that:

- (a) extensions remain subservient to the host building and the context of the site;
- (b) dormer windows are constructed of traditional materials and do not dominate the roof line;
- (c) any reconstructed roof line remains below the party wall summit and is constructed of traditional materials.

Painting in Portland Road (North)

1.2.54 The variation of coloured façades in a range of pastel colours in North Portland Road West side (nos 141-179) creates a harmonious whole. This is a feature of streetscape significance and local distinctiveness that is desirable to reinforce. The Neighbourhood Plan supports this local “bohemian” distinctiveness. The harmony may change over time to reflect individual tastes, but this is acceptable and fun.

1.2.55 Another important aspect of the local distinctiveness in this street comes from the brickwork detailing on the East side (Nos 102-134), at first floor level and above. This should not be painted over, and over painting of brickwork is subject to an Article 4 Direction to make this subject to planning control. The following policy seeks to prevent the painting of this brick detailing over the plan period.

Policy N10B: Portland Road (North): Exterior Painting

In order to preserve the historic features and character of Portland Road (North) require that:

- (a) on Portland Road (North), west side:
 - (i) only (non-textured) pastel colours are used for stucco façade painting (subject to stucco detailing in white colours);
 - (ii) white colours are used for fenestration and door surrounds;
- (b) on Portland Road (North), east side:
 - (i) brickwork detailing at first floor level and above is not painted over.

Heritage Assets and Double Glazing

1.2.56 Windows represent one of the most important, key visible external elements of a historic façade. The variety of different period window types and glazing patterns, their spacing and the proportions of the openings, their three-dimensional modelling with often deep finely sculpted glazing bars, as well as the uneven lively character of multi paned window with the characteristic glitter of the individual panes of historic glass, all contribute to their special historic character and significance.

1.2.57 Apart from the considerable charm of historic windows they provide one of the main tools to date a historic building. Window alterations can have a dramatic impact on the building's appearance as well as the character of the townscape of which they form part. Historic fabric is a precious and finite resource that should be preserved for future generations and the loss of the surviving historic windows may result in a significant erosion of the building's special architectural and historic character.

1.2.58 As with listed buildings, there are important conservation benefits in retaining the original historic fabric in unlisted buildings within the Neighbourhood Area including the windows. When considering their replacement the primary consideration is the material effect on the external appearance of the building and the character and appearance of the area. The result of this assessment may vary and will depend on the age of the buildings, the degree of the survival of the original windows and the detail of the particular window.

1.2.59 As a guideline, the following rules should apply:

- Retain the original main window frames and replace only the sashes or glass if possible
- Use slim profile double glazing systems - they are always preferable to the more chunky conventional double glazing
- Copy the original opening mechanism (sash for sash, casement for casement)
- Copy the original glazing patterns
- Replicate the original materials (timber for timber, metal for metal), except where UPVC windows are being replaced with timber
- Replicate the original external profile of the glazing bars

- Retain the original depths of the external reveals within the brick openings are replicated
- Use Crown effect glass to the outer panels to avoid the dead, lifeless appearance of modern plate glass and the consequent loss of character.

Policy N11: Heritage Assets and Double Glazing

In order to maintain the high quality townscape and historic character of the Neighbourhood Area, require window changes to be in keeping with the historic or architectural character of the building and its context.