

Chapter 34 – Renewing the Legacy

Detailed Table of Proposed Changes to Reasoned Justification

This paper sets out the proposed changes to the reasoned justification supporting the policies in the Renewing the Legacy chapter in the Core Strategy.

The existing text (either from the Core Strategy [black text] or from the UDP [[blue text](#)]) is set out in the first column.

The proposed 'synthesised' text is set out in the second column, with deleted text ~~struck through in black~~, and new text underlined in red. The table is arranged by the numerical order of the proposed new policy structure. The paragraph numbers are not finalised in this table.

The third column explains the changes, and the fourth presents the new text as it would read in the Core Strategy.

Policy CL 1 Context and Character			
Existing Reasoned Justification	Proposed changes	Comments	Proposed (clean)
34.3.1 The Borough's townscape is unique in its high quality, finely grained, historic built environment with a strong context and character. The Council has a reputation of upholding high standards of conservation and design.	34.3.1 The Borough's townscape is unique in its high quality, finely grained, historic built environment with a strong context and strong character. The Council has a reputation of upholding high standards of conservation and design. <u>The physical context of the Borough is highly valued, far beyond the Borough itself.</u>	Addition from para 34.3.8	The Borough's townscape is unique in its high quality, finely grained, historic built environment and strong character. The Council has a reputation of upholding high standards of conservation and design. The physical context of the Borough is highly valued, far beyond the Borough itself.
34.3.2 The Council consider that the assessment of planning applications should be based on whether they are 'good enough to approve' rather than 'bad enough to refuse' to ensure the continuation of our existing high quality environment.		Combine with paragraph below to avoid repetition	
34.3.3 The Council have a hard-won reputation for requiring more for the Borough's historic urban fabric than pure preservation when it comes to assessing planning applications. We have embraced the principle of resisting 'design that fails to take the opportunities available for improving the character and quality of the area and the way it functions'(1). We are therefore constantly seeking to improve our environment and new development must improve upon the existing situation.	34.3.3 The Council have has a hard-won reputation for requiring more for the Borough's historic urban fabric than Over and above the pure preservation when it comes to assessing planning applications. of our historic urban fabric we have embraced the principle of resisting 'design that fails to take the opportunities available for improving the character and quality of the area and the way it functions'(1). We are therefore constantly seeking to improve our environment and new development must improve upon the existing situation. <u>Assessment of planning applications is therefore based on whether they are 'good enough to approve' rather than 'bad enough to refuse' to ensure the continuation of our existing high quality environment.</u>	Additions from 34.3.2	Over and above the pure preservation of our historic urban fabric we have embraced the principle of resisting 'design that fails to take the opportunities available for improving the character and quality of the area and the way it functions'(1). Assessment of planning applications is therefore based on whether they are 'good enough to approve' rather than 'bad enough to refuse' to ensure the continuation of our existing high quality environment.

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Existing Reasoned Justification	Proposed changes	Comments	Proposed (clean)
<p>34.3.3 The Borough is a highly desirable place to live, shown by the highest average home prices in England(2). These strong residential land values have led to pressure for the change to residential use. The principle of change of use is addressed in Keeping Life Local and Fostering Vitality. But the part that use plays in character must not be overlooked. The distinctive character of many buildings comes from their use, their role in the community, the facilities they provide and the activity they generate as much as their physical appearance. A building's use can contribute to the character of a conservation area and to a sense of place. The Borough contains a scatter of incidental mixed uses within its residential neighborhoods, which offer variety, surprise and delight. These punctuate the street scene and add to the vitality and character of a conservation area. Their loss diminishes the character of the townscape, the cherished local scene and the vitality and diversity of the area.</p>	<p>34.3.3 The Borough is a highly desirable place to live, shown by the highest average home prices in England(2). These strong residential land values have led to pressure for the change to residential use. The principle of change of use is addressed in Keeping Life Local and Fostering Vitality. But the part that use plays in character must not be overlooked. The distinctive character of many buildings comes from their use, their role in the community, the facilities they provide and the activity they generate as much as their physical appearance. Move second part of paragraph to CL3 Conservation Areas and Historic Spaces-A building's use can contribute to the character of a conservation area and to a sense of place. The Borough contains a scatter of incidental mixed uses within its residential neighborhoods, which offer variety, surprise and delight. These punctuate the street scene and add to the vitality and character of a conservation area. Their loss diminishes the character of the townscape, the cherished local scene and the vitality and diversity of the area.</p>	<p>First sentence from 34.3.4. Additions relating to character/use policy. The submission on Pubs places this text in CL1, but as part of this review, the second part of paragraph is proposed to move to CL3 for clarity.</p>	<p>The Borough is a highly desirable place to live, shown by the highest average home prices in England(2). These strong residential land values have led to pressure for the change to residential use. The principle of change of use is addressed in Keeping Life Local and Fostering Vitality. But the part that use plays in character must not be overlooked. The distinctive character of many buildings comes from their use, their role in the community, the facilities they provide and the activity they generate as much as their physical appearance.</p>
<p>34.3.4 The Borough is a highly desirable place to live, shown by the highest average home prices in England(2). This is against a backdrop of considerable residential densities but surprisingly modest building scales. For example, Victorian terraced housing in the Borough typically consists of 700 habitable rooms per hectare (hrh) in 4 storeys, Edwardian terraced mansion blocks increasing this to 970hrh in 6 storeys. In North Kensington, the typical density and height of the postwar estates are 500hrh and 5-6 storeys, much lower than in the Victorian period.</p>	<p>34.3.4 The Borough is a highly desirable place to live, shown by the highest average home prices in England(2). This is against a backdrop of The Borough has considerable residential densities but surprisingly modest building scales. For example, Victorian terraced housing in the Borough is typically of four storeys, consists of providing 700 habitable rooms per hectare (hrh) in 4 storeys; Edwardian terraced mansion blocks increasing at six storeys provide this to 970hrh in 6 storeys. In North Kensington, the typical density and height of the postwar estates are five and six storeys, providing 500hrh and 5-6 storeys, much lower than in the Victorian period.</p>	<p>Minor alterations</p>	<p>The Borough has considerable residential densities but surprisingly modest building scales. For example, Victorian terraced housing in the Borough is typically of four storeys, providing 700 habitable rooms per hectare (hrh); Edwardian terraced mansion blocks at six storeys provide 970hrh. In North Kensington, the typical postwar estates are five and six storeys, providing 500hrh, much lower than in the Victorian period.</p>
<p>34.3.5 Vistas and views as well as gaps between development are often planned aspects of townscape, particularly within the Victorian period.</p>		<p>Move to Views</p>	
<p>34.3.6 The Borough does not shy away from high density designs, it is an exemplar in demonstrating that high density and high quality are compatible - our context encourages us to deliver high density schemes.</p>	<p>34.3.6 The Borough does not shy away from high density designs; it is an exemplar in demonstrating that high density and high quality are compatible. --our context encourages us to deliver high density schemes. However, the Council considers that Densities should not, however, be used as the sole determinant of design, as it would undermine our We have a duty to have regard both to the desirability of preserving or enhancing the character or appearance of conservation areas,</p>	<p>Minor alterations to avoid repetition. Addition of 34.3.7</p>	<p>The Borough does not shy away from high density designs: it is an exemplar in demonstrating that high density and high quality are compatible. Densities should not, however, be used as the sole determinant of design. We have a duty to have regard both to the desirability of preserving or enhancing the character or appearance of conservation areas, and to good design(3). The density matrix in the London Plan(4) therefore needs to be read in relation to the context of the</p>

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	and to good design(3). The density matrix in the London Plan(4) therefore needs to be read in relation to the context of the development.		development.
34.3.7 However, the Council considers that densities should not be used as the sole determinant of design, as it would undermine our duties to have regard both to the desirability of preserving or enhancing the character or appearance of conservation areas, and to good design(3). The density matrix in the London Plan(4) therefore needs to be read in relation to the context of the development.		Merge with above and simplify	
34.3.8 The physical context of the Borough is highly valued, far beyond the Borough itself, and it has become a well-known and cherished part of London. Context is relevant to the size of the development. For example, for a single dwelling house the relevant context may be just the immediate street, whereas a larger development would draw on the wider area for its context.	34.3.8 The physical context of the Borough is highly valued, far beyond the Borough itself, and it has become a well-known and cherished part of London. Context Successful developments demonstrate how they have addressed their local context. The extent of the relevant context is relative to the size of the development. For example, for a single dwelling house the relevant context may be just the immediate street, whereas a larger development would analyse a wider area to understand the context within which the scheme will sit. draw on the wider area for its context.	Move first sentence to first para	Successful developments demonstrate how they have addressed their local context. The extent of the relevant context is relative to the size of the development. For example, for a single dwelling house the relevant context may be the immediate street, whereas a larger development would analyse a wider area to understand the context within which the scheme will sit.
34.3.9 The Borough is fortunate to abut the River Thames in the south and the Grand Union Canal in the north. These river and canalside environments are considered important features in maintaining the Borough's distinctiveness. The Thames and areas adjoining have been designated as the Thames Policy Area in conformity with the London Plan. The Council considers that developments within these environments should pay great respect in ensuring their enhancement.	34.3.9 The Borough is fortunate to abut <u>meets</u> the River Thames in the south and the Grand Union Canal <u>runs through the Borough</u> in the north. These river and canalside environments are considered important features, in maintaining <u>adding to</u> the Borough's distinctiveness. The Thames and areas adjoining have been designated as the Thames Policy Area in conformity with the London Plan. The Council considers that developments within these environments should pay great respect in ensuring their enhancement.	Simplify and split para	The Borough meets the River Thames in the south and the Grand Union Canal runs through the Borough in the north. These river and canalside environments are important features, adding to the Borough's distinctiveness.
	<u>In conformity with the London Plan parts of the Borough adjoining the Thames have been designated as the Thames Policy Area, to ensure developments in this area reflect the strategic role of the Thames in London.</u>	New para to reflect new policy on Thames Policy Area.	In conformity with the London Plan parts of the Borough adjoining the Thames have been designated as the Thames Policy Area, to ensure developments in this area reflect the strategic role of the Thames in London.
34.3.10 The quality and character of an area is not only provided by the individual buildings but it is also gained from views into and out of the area. When considering development that impacts on views, vistas and gaps, it is important to respect the local context. The Borough has one designated strategic view which is that of St Paul's as seen from King Henry's mound in Richmond Park.		Move to CL11 Views	
34.3.11 It is important that a	34.3.11 It is important that a A	Simplification	A comprehensive approach to site

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comprehensive approach is taken to site re-development so that layout and design quality are not compromised, there is efficient use of land and opportunities to improve the surrounding townscape are taken. This can include, on occasions, assessing adjacent sites and their development potential as part of the development appraisal process, so that a piecemeal and uncoordinated approach to site re-development is avoided.	comprehensive approach is taken to site re-development <u>is important</u> so that layout and design quality are not compromised, there is efficient use of land and opportunities to improve the surrounding townscape are taken. This can include, <u>on occasionallys</u> , assessing adjacent sites and their development potential <u>as part of the development appraisal process</u> , so that a piecemeal and uncoordinated approach to site re-development is avoided.		re-development is important so that layout and design quality are not compromised, there is efficient use of land and opportunities to improve the surrounding townscape are taken. This can include, occasionally assessing adjacent sites and their development potential so that a piecemeal and uncoordinated approach to site re-development is avoided.
4.3.7 The development of "backland" sites is inevitably difficult to achieve successfully. A backland site is land, often not built over which is surrounded by other development and which has either a very limited or no street frontage. Access is a major problem and the amenities of adjoining properties need to be protected. The open and landscaped character of the land may be detrimentally affected.	The development of "backland" sites is inevitably difficult to achieve successfully. A backland site is land often not built over, <u>which that</u> is surrounded by other development and <u>which has either</u> a very limited or no street frontage. <u>Access is Because of the nature of these sites, integrating development into the surrounding context can be</u> a major problem. and the amenities of adjoining properties need to be protected. <u>The open and landscaped character of the land may be detrimentally affected.</u>	Simplification. Removal of references to access and amenity – focus on context and character.	The development of "backland" sites is inevitably difficult to achieve successfully. A backland site is land often not built over, that is surrounded by other development and has a very limited or no street frontage. Because of the nature of these sites, integrating development into the surrounding context can be a major problem.
	<u>The Borough's traditional urban block has a hierarchy of scale that gives the streetscape a clear degree of legibility. Mews streets are common to the Borough and demonstrate the use of different scales to occupy these internal spaces within bigger perimeter blocks.</u>	New para	The Borough's traditional urban block has a hierarchy of scale that gives the streetscape a clear degree of legibility. Mews streets are common to the Borough and demonstrate the use of different scales to occupy these internal spaces within bigger perimeter blocks.
4.4.21 The many mews streets in the Borough form an integral part of the nineteenth century pattern of development of this area of London. Indeed, the mews as a feature of the townscape is one of the factors which distinguishes London from other cities. Whilst their origin as stable blocks for large houses means that they are generally of modest design, they do have a distinct character based on their consistency, simplicity and unity. (See Policy H4 of the Housing Chapter and Policy E14 of the Office and Industry Chapters)	4.4.21 The many mews streets in the Borough form an integral part of the nineteenth century pattern of development of this area of London. Indeed, the mews as a feature of the townscape is one of the factors <u>which to</u> distinguishes London from other cities. Whilst their origin as stable blocks for large houses means that they are generally of modest design, they do have a distinct character based on their consistency, simplicity and unity. (See Policy H4 of the Housing Chapter and Policy E14 of the Office and Industry Chapters)	Minor alterations – policy references superseded	The many mews streets in the Borough form an integral part of the nineteenth century pattern of development of this area of London. Indeed, the mews as a feature of the townscape is one of the factors to distinguish London from other cities. Whilst their origin as stable blocks for large houses means that they are generally of modest design, they do have a distinct character based on their consistency, simplicity and unity.
4.4.22 Artists' studios represent a distinctive building type which emerged in the middle of the nineteenth century. They are characterised by a number of features including large windows and expanses of studio space behind. They exist in many forms from grand studio houses commissioned by famous artists of the day, to more modest and utilitarian speculatively built groups. There are significant numbers in the Royal Borough which make an important contribution to its character and appearance. There is considerable pressure both for the introduction of new uses and the carrying out	4.4.22 Artists' studios represent a distinctive building type <u>which that</u> emerged in the middle of the nineteenth century. They are characterised by a number of features including large windows and expanses of studio space behind. They exist in many forms from grand studio houses commissioned by famous artists of the day, to more modest and utilitarian speculatively built groups. There are significant numbers in the Royal Borough, which make an important contribution to its character and appearance. There is considerable pressure both for the introduction of new uses and the carrying out of alterations. This	Minor alterations	Artists' studios represent a distinctive building type that emerged in the middle of the nineteenth century. They are characterised by a number of features including large windows and expanses of studio space behind. They exist in many forms from grand studio houses commissioned by famous artists of the day, to more modest and utilitarian speculatively built groups. There are significant numbers in the Borough, which make an important contribution to its character and appearance. There is considerable pressure both for the introduction of new uses and the carrying out of alterations. This

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of alterations. This pressure is threatening the essence and character of these studios and consequently, undermining the artistic traditions of the Borough.	pressure is threatening the essence and character of these studios and consequently, undermining the artistic traditions of the Borough.		pressure is threatening the essence and character of these studios and consequently, undermining the artistic traditions of the Borough.
AREAS OF DEVELOPMENT 4.2.33 As the majority of the Borough is within conservation areas or the areas of character defined above, the opportunities for development are limited and confined to a number of small sites rather than large areas. Areas of opportunity include vacant land and sites not yet developed under the Westway and areas which are environmentally poor and contain badly maintained buildings caused by blight or lack of investment.		Remove	
4.2.34 It is in these areas in particular that the Council will look for the provision of new land uses, facilities and amenities to meet needs identified in other parts of the Plan, such as new housing (see Housing Chapter), recreational facilities (see Leisure and Recreation Chapter), and local industry and small offices for new services (see Offices and Industry Chapter). However, because of the limited development land available it will not be possible to cater for all these needs.		Remove	

Policy CL 2 New Buildings, Extensions and Modifications to Existing Buildings	CL2 Design Quality		
Existing Reasoned Justification	Proposed changes		
34.3.12 The Royal Borough has a distinctive townscape of high quality, often characterised by a wide variety of architectural styles within relatively small areas. To renew the legacy, a sensitive approach to the architectural design of new buildings, and to extensions and modifications to existing buildings will be required. This should be to a high quality, with very high quality expected within conservation areas.	34.3.12 The Royal Borough has a distinctive townscape of high quality, often characterised by a wide variety of architectural styles within relatively small areas. To renew the legacy, a A sensitive approach to the architectural design of new buildings, and to extensions and modifications to existing buildings will be required to renew the legacy . This should be to a high quality, with very high quality expected within conservation areas.	Minor alterations	The Royal Borough has a distinctive townscape of high quality, often characterised by a wide variety of architectural styles within relatively small areas. A sensitive approach to the architectural design of new buildings, and to extensions and modifications to existing buildings will be required to renew the legacy. This should be to a high quality, with very high quality expected within conservation areas.
34.3.13 Definitions of good design are many and varied. Design is often interpreted to be about appearance. But good design must also take account of functionality. This is as true in relation to design in the built environment as it is in relation to other types of design, such as product design. The most commonly used set of objectives for good design in the built environment are those set out in 'By Design'(5). But we believe the three criteria set by Vitruvius: functional, robust and attractive, provide a timeless assessment of	34.3.13 Definitions of good design are many and varied. Design is often interpreted to be about appearance. But good design must also take account of functionality. This is as true in relation to design in the built environment as it is in relation to other types of design, such as product design. The most commonly used set of objectives for good design in the built environment are those set out in 'By Design'(5). But we believe the three criteria set by Vitruvius: functional, robust and attractive, provide a timeless assessment of	Simplification – removal of superfluous sentence.	Definitions of good design are many and varied. Design is often interpreted to be about appearance. But good design must also take account of functionality. The most commonly used set of objectives for good design in the built environment are those set out in 'By Design'(5). But we believe the three criteria set by Vitruvius: functional, robust and attractive, provide a timeless assessment of good design, and can be applied at any scale, from the design of a chair, to a building, or part of a city(6).

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Policy CL 2 New Buildings, Extensions and Modifications to Existing Buildings	CL2 Design Quality		
Existing Reasoned Justification	Proposed changes		
provide a timeless assessment of good design, and can be applied at any scale, from the design of a chair, to a building, or part of a city(6).	good design, and can be applied at any scale, from the design of a chair, to a building, or part of a city(6).		
34.3.14 In the past, crime prevention, accessibility and inclusivity have not been aspects of initial design, such features are often added at a later date in a way which is not always sensitive to the existing building or the surrounding character. Architecture is about more than just aesthetics and these functional issues have to be integrated into the design at the outset to ensure that the final architectural quality of any development is not compromised and the unique character of the Borough is therefore upheld.	34.3.14 In the past, crime prevention, accessibility and inclusivity have not been aspects of initial design, such features are often added at a later date in a way which is not always sensitive to the existing building or the surrounding character. Architecture is about more than just aesthetics. and these f unctional issues <u>such as crime prevention, accessibility and inclusivity must</u> have to be integrated into the design at the outset. <u>to This holistic approach will</u> ensure that the final architectural quality of any development is not compromised. and the unique character of the Borough is therefore upheld.	Simplification	Architecture is about more than just aesthetics. Functional issues such as crime prevention, accessibility and inclusivity must be integrated into design at the outset. This holistic approach will ensure that final architectural quality is not compromised.
34.3.15 Sustainability is also essential in good design for the 21st century and has meanings at many levels. The plan as a whole is concerned with social, environmental and economic sustainability. In terms of architectural design the focus is on resource use. Detailed policies in this regard are set out in Chapter 36 'Respecting Environmental Limits'. But the philosophy of sustainability must be integrated into the architectural approach from the beginning of the design process.	34.3.15 Sustainability is also essential in good design for the 21st century and has meanings at many <u>applies to all</u> levels of <u>development, from the macro to the micro. This philosophy must be integrated into the approach from the beginning of the design process.</u> The plan as a whole is concerned with social, environmental and economic sustainability. In terms of architectural design the focus is on <u>the use of resources</u> use. Detailed policies in this regard are set out in Chapter 36 'Respecting Environmental Limits'. <u>But the philosophy of sustainability must be integrated into the architectural approach from the beginning of the design process.</u>	Minor alterations	Sustainability is also essential in good design for the 21st century and applies to all levels of development, from the macro to the micro. This philosophy must be integrated into the approach from the beginning of the design process. The plan as a whole is concerned with social, environmental and economic sustainability. In terms of architectural design the focus is on the use of resources. Detailed policies in this regard are set out in Chapter 36 'Respecting Environmental Limits'.
34.3.16 The distinctive townscapes of the Royal Borough vary from the contrasting grandeur of the terraces, squares and crescents to the relative modesty of the mews. Together with garden squares they give a unique character to the Borough, and as such a blanket design approach to new buildings and extensions would not be appropriate. In some cases replicating the design of adjacent buildings will be more appropriate, in others a more contemporary approach will work, depending on the variety or uniformity and quality of the surrounding context.	34.3.16 The distinctive townscapes of the Royal Borough vary from the contrasting grandeur of the terraces, squares and crescents to the relative modesty of the mews. Together with garden squares they give a unique character to the Borough, and as such a blanket design approach to new buildings and extensions would not be appropriate. In some cases replicating the design of adjacent buildings will be more appropriate, in others a more contemporary approach will work, depending on the variety or uniformity and quality of the surrounding context.	Minor alterations	The distinctive townscapes of the Royal Borough vary from the grandeur of the terraces, squares and crescents to the relative modesty of the mews. Together with garden squares they give a unique character to the Borough, and as such a blanket design approach to new buildings and extensions would not be appropriate. In some cases replicating the design of adjacent buildings will be more appropriate, in others a more contemporary approach will work, depending on the variety or uniformity and quality of the surrounding context.
34.3.17 Although the majority of the Borough's building stock is of high quality, in the Council's view there are currently only two buildings which are considered to be eyesores, the Forum Hotel in Gloucester Road and Newcombe House in Notting Hill Gate. Where the redevelopment of such buildings comes forth, a flexible	34.3.17 Although the majority of the Borough's building stock is of high quality, in the Council's view there are currently only two buildings which are considered to be eyesores. the Forum Hotel in Gloucester Road and Newcombe House in Notting Hill Gate. Where the redevelopment of such buildings comes forth, a flexible	Minor amendments and simplification	Although the majority of the Borough's building stock is of high quality, there are currently two buildings considered to be eyesores: the Forum Hotel in Gloucester Road and Newcombe House in Notting Hill Gate. Where the redevelopment of such buildings comes forth, a flexible approach will be taken in order to

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Policy CL 2 New Buildings, Extensions and Modifications to Existing Buildings	CL2 Design Quality		
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approach will be taken in order to facilitate redevelopment. Eyesores will only be identified through Supplementary or Development Planning Documents	approach will be taken in order to facilitate redevelopment. Eyesores will only be identified through Supplementary or Development Planning Documents.		facilitate redevelopment. Eyesores will only be identified through Supplementary or Development Planning Documents.

CL 3 Heritage Assets - Conservation Areas and Historic Spaces	Policy CL3 Heritage Assets – Conservation Areas and Historic Spaces		
Existing Reasoned Justification	Proposed changes		
34.3.35 The historic environment is central to the character of the Borough and the Council has a duty under the Listed Buildings and Conservation Areas Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The special character and appearance of the historic environment is the the most important factor of our high quality townscape.	34.3.35 The historic environment is central to the character of the Borough and the Council has a duty(7) under the Listed Buildings and Conservation Areas Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The special character and appearance of the historic environment is the the most important factor of our high quality townscape.	Simplification to avoid repetition. Add footnote (7): Under s.72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990	The historic environment is central to the character of the Borough and the Council has a duty(7) to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
34.3.36 The Royal Borough has a reputation for championing the conservation of its high quality historic environment. Preserving and enhancing our conservation areas continues to be a high priority for the Council. The Council considers that in order fulfil its statutory duty and adequately assess planning applications within conservation areas, there is a need for proposals to provide full detail rather than outline applications.	34.3.36 The Royal Borough has a reputation for championing the conservation of its high quality historic environment. Preserving and enhancing our conservation areas continues to be a high priority for the Council. The Council considers that in order fulfil its statutory duty and adequately assess planning applications within conservation areas, there is a need for proposals to provide full detail rather than outline applications.	Minor amendments	The Royal Borough has a reputation for championing the conservation of its high quality historic environment. Preserving and enhancing our conservation areas continues to be a high priority for the Council. In order fulfil its statutory duty and adequately assess planning applications within conservation areas, there is a need for proposals to provide full detail rather than outline applications.
34.3.37 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 inter relationship between them but it is also gained from views into and out of the area. Therefore development that impacts on setting, including the effect on views, gaps and vistas identified within Conservation Area Proposal Statements, needs to be assessed to ensure that the character and appearance of the area is conserved.	34.3.37 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 inter relationship between them but it is also gained from views into and out of the area. Therefore development that impacts on setting, including the effect on views, gaps and vistas identified within <u>appraisals of</u> conservation areas s <u>Proposal</u> <u>Statements</u> , needs to be assessed to ensure that the character and appearance of the area is conserved.	Minor amendments	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 inter relationship between them but it is also gained from views into and out of the area. Therefore development that impacts on setting, including the effect on views, gaps and vistas identified within appraisals of conservation areas needs to be assessed to ensure that the character and appearance of the area is conserved.
34.3.38 The Council takes its statutory responsibility to improve or enhance the built environment within conservation areas seriously. In situations where quality of the built environment has been eroded, a pro-active approach is needed to ensure the environment is continuously improved.	34.3.38 The Council takes <u>seriously</u> its statutory responsibility to improve or enhance the built environment within conservation areas seriously . In situations where quality of the built environment has been eroded, a pro-active approach is needed to ensure the environment is continuously improved.	Minor alterations	The Council takes seriously its statutory responsibility to improve or enhance the built environment within conservation areas. In situations where quality of the built environment has been eroded, a pro-active approach is needed to ensure the environment is continuously improved.
34.3.39 The partial or full demolition of an heritage asset, whether it be a listed building or unlisted structure which has	34.3.39 The partial or full demolition of an heritage asset, whether it be a listed building or unlisted structure which has <u>of</u>	Minor alterations	The partial or full demolition of a heritage asset, whether it be a listed building or unlisted structure of architectural merit, can cause

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architectural merit, can cause irreversible damage to the character and appearance of our high quality townscape.	architectural merit, can cause irreversible damage to the character and appearance of our high quality townscape.		irreversible damage to the character and appearance of our high quality townscape.
34.3.40 As the vast majority of the Borough is covered by conservation areas, there are limited opportunities for new development. Allowing a site to fall into disrepair, resulting in subsequent partial or full demolition may be an incentive for developers on sites where a different building design is sought. The Council therefore considers that proposals for the partial or full demolition of structures requires careful consideration, particularly the assessment of the appropriateness of the replacement structure.	34.3.40 As the vast majority of the Borough is covered by conservation areas, there are limited opportunities for new development. Allowing a site to fall into disrepair, resulting in subsequent partial or full demolition may be an incentive for developers on sites where a different building design is sought. The Council therefore considers that proposals for the partial or full demolition of structures requires careful consideration, particularly the <u>assessment</u> of the appropriateness of the replacement structure.	Minor alterations	As the vast majority of the Borough is covered by conservation areas, there are limited opportunities for new development. Allowing a site to fall into disrepair, resulting in subsequent partial or full demolition may be an incentive for developers on sites where a different building design is sought. Proposals for the partial or full demolition of structures requires careful consideration, particularly in assessing the appropriateness
34.3.41 There have been instances of occasional building collapse in the Borough within conservation areas where Conservation Area Consent is required for substantial demolition. Such areas are designated to ensure that proposals preserve or enhance the character or appearance of the area. The collapse of a building should not therefore be viewed as an incentive to depart from the original design of the building.	34.3.41 There have been instances of occasional building collapse in the Borough within conservation areas where Conservation Area Consent is required for substantial demolition. Such areas are designated to ensure that proposals preserve or enhance the character or appearance of the area. The collapse of a building should not therefore be viewed as an incentive to depart from the original design of the building.	No change	There have been instances of occasional building collapse in the Borough within conservation areas where Conservation Area Consent is required for substantial demolition. Such areas are designated to ensure that proposals preserve or enhance the character or appearance of the area. The collapse of a building should not therefore be viewed as an incentive to depart from the original design of the building.
	<u>In addition, a building's use can contribute to the character of a conservation area and to a sense of place. The Borough contains a scatter of incidental mixed uses within its residential neighborhoods, which offer variety, surprise and delight. These punctuate the street scene and add to the vitality and character of a conservation area. Their loss diminishes the character of the townscape, the cherished local scene and the vitality and diversity of the area.</u>	New paragraph to support new policy CL3(g)	A building's use can contribute to the character of a conservation area and to a sense of place. The Borough contains a scatter of incidental mixed uses within its residential neighborhoods, which offer variety, surprise and delight. These punctuate the street scene and add to the vitality and character of a conservation area. Their loss diminishes the character of the townscape, the cherished local scene and the vitality and diversity of the area.
	<u>As the character and appearance of a conservation area can be dependent on the detail of developments, outline planning applications are insufficient within a conservation area; full detailed applications are needed.</u>	New para to support policy CL3(e)	As the character and appearance of a conservation area can be dependent on the detail of developments, outline planning applications are insufficient within a conservation area; full detailed applications are needed.

CL 4 Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology	Policy CL4 Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology		
Existing Reasoned Justification	Proposed changes		
34.3.42 The Borough's historic assets play a significant role in the overall quality of the historic environment, not only in this Borough, but within the whole of London. The Council has a duty to pay special regard to the desirability of preserving listed buildings or scheduled ancient monuments and their settings or any features of special architectural or historic interest which they possess. The Council	34.3.42 The Borough's historic assets play a significant role in the overall quality of the historic environment, not only in this Borough, but within the whole of London. The Council has a duty to pay special regard to the desirability of preserving listed buildings or scheduled ancient monuments and their settings or any features of special architectural or historic interest which they possess. The Council	Minor alterations	The Borough's historic assets play a significant role in the overall quality of the historic environment, not only in this Borough, but within the whole of London. The Council has a duty to pay special regard to the desirability of preserving listed buildings or scheduled ancient monuments and their settings or any features of special architectural or historic interest which they possess. Local historic features such as memorials (particularly war

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CL 4 Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology	Policy CL4 Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology		
Existing Reasoned Justification	Proposed changes		
also considers that local historic features such as memorials (particularly war memorials, including those on private land or within buildings), plaques, coal plates, horse and cattle troughs and historic bollards are historic assets worthy of protection, whether listed or not.	also considers that Local historic features such as memorials (particularly war memorials, including those on private land or within buildings), plaques, coal plates, horse and cattle troughs and historic bollards are historic assets worthy of protection, whether listed or not.		memorials, including those on private land or within buildings), plaques, coal plates, horse and cattle troughs and historic bollards are historic assets worthy of protection, whether listed or not.
34.3.43 Listed buildings and scheduled ancient monuments can be negatively affected not only by inappropriate additions, internal and external alterations, subterranean development, and demolition, but also by inappropriate use and unsympathetic neighbouring development. Such changes can diminish the architectural and historic value and detract from their setting.	34.3.43 Listed buildings and scheduled ancient monuments can be negatively affected not only by inappropriate additions, internal and external alterations, subterranean development, and demolition, but also by inappropriate use and unsympathetic neighbouring development. Such changes can diminish the architectural and historic value and detract from their setting. <u>Listed buildings are best used for their original purpose.</u>	Minor alterations. Include reference to listed buildings being best used for their original purpose in the supporting text.	Listed buildings and scheduled ancient monuments can be negatively affected not only by inappropriate physical additions, internal and external alterations, and demolition, but also by inappropriate use and unsympathetic neighbouring development. Such changes can diminish the architectural and historic value and detract from their setting. Listed buildings are best used for their original purpose.
34.3.44 The Borough contains two Scheduled Ancient Monuments, the Brick Kiln in Walmer Road and Kensington Palace. Archaeological remains constitute the principal surviving evidence of the Borough's past, but are a finite and fragile resource. The destruction of such remains, by development, should be avoided to ensure the Borough's past is not lost forever.	34.3.44 The Borough contains two Scheduled Ancient Monuments; the Brick Kiln in Walmer Road and Kensington Palace. Archaeological remains constitute the principal surviving evidence of the Borough's past, but are a finite and fragile resource. The destruction of such remains, by development, should be avoided to ensure the Borough's past is not lost forever.	Minor alterations	The Borough contains two Scheduled Ancient Monuments; the Brick Kiln in Walmer Road and Kensington Palace. Archaeological remains constitute the principal surviving evidence of the Borough's past, but are a finite and fragile resource. The destruction of such remains, by development, should be avoided to ensure the Borough's past is not lost forever.

CL 5 Amenity	CL 5 <u>Living Conditions</u>		
Existing Reasoned Justification	Proposed changes		
34.3.45 The densely developed nature of the Royal Borough is such that the protection of the levels of amenity enjoyed by users of its existing buildings and spaces, and the design of new development to provide for equally high levels of amenity, are critical factors to ensuring a good quality of life for all.	<u>The design and layout of buildings and spaces will impact on privacy, sunlighting, daylighting, overlooking, outlook and views. The Borough's dense historic pattern of development has resulted in buildings that are in close proximity to one another. Buildings in the Borough are frequently difficult to extend without offending the light, privacy and outlook of adjoining buildings. This means that these amenities such as light and privacy take on added significance. These factors are critical in ensuring a good quality of life for a building's occupants and neighbours.</u>	Include part of 34.3.45 Insert from UDP para 4.4.8 Split and simplify para 34.3.46	The design and layout of buildings and spaces will impact on privacy, sunlighting, daylighting, overlooking, outlook and views. The Borough's dense historic pattern of development has resulted in buildings that are in close proximity to one another. Buildings in the Borough are frequently difficult to extend without offending the light, privacy and outlook of adjoining buildings. This means that these amenities such as light and privacy take on added significance. These factors are critical in ensuring a good quality of life for a building's occupants and neighbours.
34.3.46 The Borough's dense historic pattern of development has resulted in buildings that are in close proximity to one another. It means that amenities such as light and privacy take on added significance....	<u>When assessing impacts on living conditions, as well as taking into account our Borough's residents, this extends to include occupiers of non-domestic properties including offices. Externally, these considerations apply to all forms of external space, commonly referred to as gardens, terraces and balconies.</u>	Add definition: Living conditions include occupiers of non-domestic properties. Gardens, terraces and balconies include all forms of external space	When assessing impacts on living conditions, as well as taking into account our Borough's residents, this extends to include occupiers of non-domestic properties including offices. Externally, these considerations apply to all forms of external space, commonly referred to as gardens, terraces and balconies.
34.3.46 cont. ...Current expectations are for better standards of light and	<u>The historic character and dense nature of the Borough also means that the standards of privacy that</u>	Split and simplify para. Reworded to capture	The historic character and dense nature of the Borough also means that the standards of privacy that

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Renewing the Legacy (CL Policies)

CL 5 Amenity	CL 5 <u>Living Conditions</u>		
Existing Reasoned Justification	Proposed changes		
privacy than in the past and the historic pattern of development has permitted. The Council considers that proposals for new residential and non-residential development should ensure a reasonable standard of visual privacy and provide good conditions for daylight and sunlight taking into account the amenity conditions of the surrounding area...	<u>might be expected elsewhere in modern developments are most unlikely to be achieved here.</u> <u>Particular attention needs to be paid to these matters to attempt to address rising public expectations in relation to living conditions.</u>	expectations and limitations.	might be expected elsewhere in modern developments are most unlikely to be achieved here. Particular attention needs to be paid to these matters to attempt to address rising public expectations in relation to living conditions.
34.3.46 cont. ... In assessing the effect of new development on light conditions, the Council will, have regard to the guidelines in 'Site Layout for Daylight and Sunlight: a Guide to Good Practice' published by the Building Research Establishment. Light, including sunlight, is also important to the enjoyment of gardens and open spaces, and these will normally be included in the assessment.	In assessing the effect of new development on light conditions, the Council will have regard to the guidelines in 'Site Layout for Daylight and Sunlight: a Guide to Good Practice' published by the Building Research Establishment. Light, including sunlight, is also important to the enjoyment of gardens and open spaces, and these will normally be included in the assessment.	From 34.3.46 Guidelines/standards in relation to light in new development.	In assessing the effect of new development on light conditions, the Council will have regard to the guidelines in 'Site Layout for Daylight and Sunlight: a Guide to Good Practice' published by the Building Research Establishment. Light, including sunlight, is also important to the enjoyment of gardens and open spaces, and these will normally be included in the assessment.
34.3.47 In considering development proposals, the Council will not be seeking to ensure that they meet any particular minimum or maximum standard. Where proposals affect the light conditions in and around adjoining property, the extent of which involves a significant and unreasonable worsening of light conditions for those properties will be assessed, taking account of the prevailing general standard of light in that local environment. Where existing buildings or spaces have poor light conditions, any worsening of light would only be justified on exceptional grounds. In some situations, it would be appropriate to take the opportunity offered by development to achieve an improvement in light conditions where these presently fall below the standard generally prevailing in the area, or where it would be otherwise appropriate to do so...		Separate and relocate parts of this para	
34.3.49 With new developments, the Council will take into account the general levels of privacy for future occupants, taking into account the general levels of privacy in the immediate area, and the character of its built form and spaces, as well as the fact that people generally look for better standards than in the past. A distance of about 18 meters between opposite habitable rooms reduces intervisibility to a degree acceptable to most people. This distance may be reduced if windows are at an angle to each other. A lesser distance is normally acceptable where windows face the public highway.	the Council will take into account the general levels of privacy for future occupants, taking into account the general levels of privacy in the immediate area, and the character of its built form and spaces, as well as the fact that people generally look for better standards than in the past. When considering privacy, while a distance of about 18 meters between opposite habitable rooms may be regarded as reducing <u>reduces</u> intervisibility to a degree acceptable to most people, <u>but there are many instances in the historic fabric of the Borough of distances less than this. It is the overall design, taking all factors into account, including the area's character, that will be the determinant of whether a proposal</u>	From 34.3.49 Guidelines/standards in relation to privacy in new development.	When considering privacy, while a distance of about 18 metres between opposite habitable rooms may be regarded as reducing intervisibility to an acceptable degree, but there are many instances in the historic fabric of the Borough of distances less than this. It is the overall design, taking all factors into account, including the area's character, that will be the determinant of whether a proposal is acceptable or not, rather than the application of specific distances or other set standards.

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CL 5 Amenity	CL 5 <u>Living Conditions</u>		
Existing Reasoned Justification	Proposed changes		
	is acceptable or not, rather than the application of specific distances or other set standards. this distance may be reduced if windows are at an angle to each other. A lesser distance is normally acceptable where windows <u>or</u> face the public highway.		
34.3.47 cont. ... The 'good neighbourliness' of an existing property will also be relevant. For example, some buildings are situated very close to the property boundary and would impose significant and unreasonable constraints on adjoining properties if standards were rigidly applied.	The 'good neighbourliness' of an existing property will also be relevant. For example, some buildings are situated very close to the property boundary and would <ins>can</ins> impose significant and unreasonable constraints on adjoining properties if standards were <ins>are</ins> rigidly applied.	From 34.3.47	The 'good neighbourliness' of an existing property will also be relevant. For example, some buildings are situated very close to the property boundary and would <ins>can</ins> impose significant and unreasonable constraints on adjoining properties if standards were <ins>are</ins> rigidly applied.
Extensions 4.4.8 Buildings in the Borough are frequently difficult to extend without offending the light, privacy and outlook of adjoining buildings. The rear and sides of some buildings may also be distinguished architecturally. Where, for example, they overlook communal gardens, these elevations may be of as much importance as the front. Whilst these elevations of buildings are generally subordinate to the front, they often have a simple dignity and harmony which makes them attractive.		First sentence moved to first para. Include reference to extensions in para below. Move majority of para to Extensions	
4.4.6 Terraces on roofs of main buildings or extensions can provide a valuable small area of open space for residents. They can also result in serious intrusion into the privacy and quiet enjoyment of neighbouring residential properties, and be visually intrusive. It is normally inappropriate to set back a mansard roof to provide a terrace.	<ins>Where development is for extensions and roof terraces, this can have harmful effects on the light, privacy and outlook of adjoining buildings.</ins> Terraces on roofs of main buildings or extensions can provide a valuable small area of open space for residents. They can also result in serious intrusion into the privacy and quiet enjoyment of neighbouring residential properties, and be visually intrusive. It is normally inappropriate to set back a mansard roof to provide a terrace.	Alterations. Inclusion of introductory sentence.	Where development is for extensions and roof terraces, this can have harmful effects on the light, privacy and outlook of adjoining buildings. Terraces on roofs of main buildings or extensions can provide a valuable small area of open space for residents. They can also result in serious intrusion into the privacy and quiet enjoyment of neighbouring residential properties, and be visually intrusive.
4.4.7 Account will be taken of whether the residential unit has access to any other amenity space.		Merge with para 4.4.6	
4.4.9 The following policies are applicable to development involving extension to buildings other than additional storeys and roof extensions (see CD44 and CD45). Policy CD47 is applicable to all proposed extensions with policies CD48 and CD49 indicating additional circumstances applying specifically to conservatories and side extensions respectively.		Superseded	
34.3.48 With regard to privacy, the Council will not be seeking to ensure that development proposals meet any particular minimum or maximum standard.		Remove Covered by 34.3.39	

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CL 5 Amenity	CL 5 <u>Living Conditions</u>		
Existing Reasoned Justification	Proposed changes		
Where proposals, including extensions to existing buildings, affect the privacy of adjoining property, the extent to which they involve a significant and unreasonable worsening of overlooking to those properties will be assessed, taking into account of the prevailing general standard of privacy in that local environment and the area that is affected. In the case of non-residential development, existing and proposed, it will be necessary to assess whether the proposed occupants have a reasonable expectation of a particular standard of privacy. Privacy is also important to the enjoyment of gardens and open spaces, and these will normally be included in the assessment.			
34.3.50 Given the densely built up nature of the Borough, a certain degree of 'sense of enclosure' will often be experienced by occupants of a property. This can relate to both the public and private domain. There may be a point where a proposal for development would result in a increase in enclosure so that it becomes in an unacceptable burden on the occupiers of adjacent property.	34.3.50 Given <u>The</u> densely built up nature of the Borough, <u>a certain degree of provides a</u> 'sense of enclosure', <u>will often be</u> experienced by occupants of a property. This can relate to both the public and private domain, <u>and to buildings as well as gardens, balconies and terraces.</u> <u>There may be a point where a Proposals for development would can sometimes</u> result in <u>an</u> increase in enclosure so that it becomes in an unacceptable burden on the occupiers of <u>neighbouring buildings.</u> adjacent property. <u>An extension on a site boundary, for example, could cause a cliff-like effect on a neighbouring property. It is necessary to balance the needs of occupants relating to their existing provision of outside space, against the effect this may have on neighbouring buildings and spaces.</u>	Minor alterations and simplification	The densely built up nature of the Borough, provides a 'sense of enclosure', experienced by occupants of a property. This can relate to both the public and private domain, and to buildings as well as gardens, balconies and terraces. Proposals for development can sometimes result in an increase in enclosure so that it becomes in an unacceptable burden on the occupiers of neighbouring buildings. An extension on a site boundary, for example, could cause a cliff-like effect on a neighbouring property. It is necessary to balance the needs of occupants relating to their existing provision of outside space, against the effect this may have on neighbouring buildings and spaces.
34.3.50 cont. ... This could occur where the amount of adjoining habitable accommodation is limited, or situated within the lower floors of buildings with openings on to lightwells. Mathematical calculation to assess daylighting and sunlighting may be an inappropriate measure in these situations; on site judgment will be the best starting point for assessment.	This could occur where the amount of adjoining habitable accommodation is limited, or situated within the lower floors of buildings with openings on to lightwells. Mathematical calculation to assess daylighting and sunlighting may be an inappropriate measure in these situations; on site judgment will be the best starting point for assessment. <u>Likewise the impact on the sense of garden openness when viewed from properties around, is dependent on on-site judgment.</u>	Inclusion of reference to 'sense of garden openness' as mentioned in UDP policy CD47(b)	This could occur where the amount of adjoining habitable accommodation is limited, or situated within the lower floors of buildings with openings on to lightwells. Mathematical calculation to assess daylighting and sunlighting may be an inappropriate measure in these situations; on site judgment will be the best starting point for assessment. Likewise the impact on the sense of garden openness when viewed from properties around, is dependent on on-site judgment.
	<u>Many residents of the Borough live in flats with living space at upper levels. Assessing impacts on living conditions on upper floors can therefore be just as important in this Borough as ground level assessments.</u>	New para to reflect new policy CL5(e)	Many residents of the Borough live in flats with living space at upper levels. Assessing impacts on living conditions on upper floors can therefore be just as important in this Borough as ground level assessments.
34.3.51 The level and type of activity generated by the development can impact on amenity, such as increased traffic,	34.3.51 The level and type of activity generated by the development can <u>impact on affect</u> the conditions of building users,	Minor alterations and simplification	The level and type of activity generated by development can <u>affect</u> the conditions of building users, <u>through</u> increased traffic,

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CL 5 Amenity	CL 5 <u>Living Conditions</u>		
Existing Reasoned Justification	Proposed changes		
parking, noise, odours and vibrations in addition to impacts created by the development's physical structure which can have microclimatic effects. Therefore, the anticipated level of activity as well as the effects on the local microclimate should be carefully taken into consideration to ensure that a high level of amenity is maintained.	such as <u>through</u> increased traffic, parking, noise, odours and vibrations in addition to impacts created by the development's physical structure which can have microclimatic effects. <u>Therefore,</u> <u>t</u> <u>The</u> anticipated level of activity as well as the effects on the local microclimate should be <u>carefully</u> taken into consideration to ensure that a high level of amenity is maintained.		parking, noise, odours and vibrations in addition to impacts created by the development's physical structure which can have microclimatic effects. <u>T</u> <u>he</u> anticipated level of activity as well as the effects on the local microclimate should be taken into consideration to ensure that a high level of amenity is maintained.

CL 6 Small-scale Alterations and Additions	CL 6 Small-scale Alterations and Additions		
Existing Reasoned Justification	Proposed changes		
34.3.54 There is great pressure for the adaptation of the building stock. Each year the Borough receives, on average, over 2,100 planning applications and 600 applications for listed building consent, with 85% of applications for sites within our conservation areas(8). The vast majority of planning applications are from householders seeking to alter or extend their properties.	34.3.54 There is great pressure for the adaptation of the buildings <u>in the Borough</u> -stock. Each year the Borough <u>Council</u> receives, on average, over 2,100 planning applications and 600 applications for listed building consent, with 85% of applications for sites within our conservation areas(8). The vast majority of planning applications are from householders seeking to alter or extend their properties.	Minor amendments	There is great pressure for the adaptation of buildings in the Borough. Each year the Council receives, on average, over 2,100 planning applications and 600 applications for listed building consent, with 85% of applications for sites within our conservation areas(8). The vast majority of planning applications are from householders seeking to alter or extend their properties.
34.3.52 Small-scale alterations and additions are often necessary to modernise, adapt and extend the life of a building. Such works include removing physical barriers to access, balustrades, alarms, cameras, grilles, shutters and other security equipment; servicing, plant and telecommunications equipment; railings and forecourt parking; signs which are not advertisements, flagpoles and balconies and terraces.	34.3.52 Small-scale alterations and additions <u>are often necessary to modernise, adapt and extend the life of a building. Such works</u> include removing physical barriers to access, balustrades, alarms, cameras, grilles, shutters and other security equipment; servicing, plant and telecommunications equipment; railings and forecourt parking; signs <u>which that</u> are not advertisements, flagpoles and balconies and terraces. <u>Such works are often necessary to modernise, adapt and extend the life of a building.</u>	Addition of sentence from 34.3.53 - this sets out what Small-scale alterations are, by way of introduction.	Small-scale alterations and additions include removing physical barriers to access, balustrades, alarms, cameras, grilles, shutters and other security equipment; servicing, plant and telecommunications equipment; railings and forecourt parking; signs that are not advertisements, flagpoles and balconies and terraces. Such works are often necessary to modernise, adapt and extend the life of a building.
34.3.53 Small-scale alterations and additions are considered to comprise minor external changes to the appearance of a building or its curtilage, servicing equipment, plant and telecommunication apparatus. Although small alterations and additions may have a negligible impact, if unsympathetically carried out they may individually spoil the appearance of a building or its curtilage, being detrimental to the townscape or amenity of an area. It is the cumulative effect of these small-scale alterations and additions which can negatively impact on the Borough's overall high quality townscape and their control is therefore a matter of strategic importance.	34.3.53 <u>Small-scale alterations and additions are considered to comprise minor external changes to the appearance of a building or its curtilage, servicing equipment, plant and telecommunication apparatus.</u> Although small alterations and additions may have a negligible impact, if unsympathetically carried out they may individually <u>spoil</u> harm the appearance of a building or its curtilage, <u>being detrimental to the townscape or amenity of an area.</u> It is the cumulative effect of these small-scale alterations and additions which can negatively impact on the Borough's overall high quality townscape. <u>or amenity of an area.</u> and <u>T</u> <u>heir</u> control is, therefore, a matter of strategic importance.	Move first sentence to para above. Additional minor amendments to remove repetition.	Although small alterations and additions may have a negligible impact, if unsympathetically carried out they may individually harm the appearance of a building or its curtilage. It is the cumulative effect of these small-scale alterations and additions which can negatively impact on the Borough's overall high quality townscape. Their control is, therefore, a matter of strategic importance.
34.3.55 A high proportion of the Borough's dwellings are flats(9).	34.3.55 A high proportion of the Borough's dwellings are flats(9).	Minor amendments and simplification. Change in last	A high proportion of the Borough's dwellings are flats(9). Whilst

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CL 6 Small-scale Alterations and Additions	CL 6 Small-scale Alterations and Additions		
Existing Reasoned Justification	Proposed changes		
Whilst dwellinghouses have permitted development rights, buildings such as mansion blocks, which are often in multiple ownership, do not have such rights and therefore the Council receives a high number of planning applications affecting these types of properties. An inconsistent approach to alterations and additions across the building must be avoided, especially as the residential units are in close proximity to each other.	Whilst dwellinghouses have permitted development rights, buildings such as mansion blocks, which are often in multiple ownership, do not have such rights, and therefore the <ins>The</ins> Council receives a high number of planning applications affecting these types of properties. An inconsistent approach to alterations and additions across the building must be avoided, especially as the residential units are in close proximity to each other. can ensure that the visual coherence of the building is maintained.	para to have positive emphasis.	dwellinghouses have permitted development rights, buildings such as mansion blocks, often in multiple ownership, do not have such rights. The Council receives a high number of planning applications affecting these types of properties. A consistent approach to alterations and additions across the building can ensure that the visual coherence of the building is maintained.

	Policy CL8 Existing Buildings – Roof Alterations/Additional Storeys		
Existing Reasoned Justification	Proposed changes		
4.4.2 Additional storeys and roof level alterations will very often have an adverse effect on the character and appearance of buildings, on the skyline and may conflict with policies relating to car parking. Such proposals will, therefore, be judged in relation to: (a) their effect upon the character of the street or terrace, the skyline as seen from neighbouring houses and streets, and daylighting and sunlighting to neighbouring houses and gardens; and (b)the design relationship of any additional storey to the building. The Council's policies on additional storeys and roof level alterations are generally restrictive and CD44 indicates those circumstances in which planning permission will be refused. CD45 gives the limited circumstances in which permission may be granted. Policies CD44 and CD45 should therefore be read as a pair.	4.4.2 Additional storeys and roof level alterations will very often have an adverse effect on the character and appearance of buildings. <ins>They may change the character of the street, the skyline as seen from neighbouring houses and streets, and daylighting and sunlighting to neighbouring houses.</ins> on and the skyline and may conflict with policies relating to car parking. Such proposals will, therefore, be judged in relation to: (a) their effect upon the character of the street or terrace, the skyline as seen from neighbouring houses and streets, and daylighting and sunlighting to neighbouring houses and gardens; and (b)the design relationship of any additional storey to the building. The Council's policies on additional storeys and roof level alterations are generally restrictive and CD44 indicates those circumstances in which planning permission will be refused. CD45 gives the limited circumstances in which permission may be granted. Policies CD44 and CD45 should therefore be read as a pair.	Simplification. Remove references to CD policies	Additional storeys and roof level alterations will very often have an adverse effect on the character and appearance of buildings. They may change the character of the street, the skyline as seen from neighbouring houses and streets, and daylighting and sunlighting to neighbouring houses.
34.3.19 As the majority of the Borough's built development is of modest height, extensions and modifications at roof level can alter the townscape character. Therefore, extensions and modifications need to be assessed carefully and ensure they do not individually or cumulatively dominate the original building.	<ins>34.3.19 As the majority of the Borough's built development is of modest height, extensions and modifications at roof level can alter the townscape character.</ins> Proposals, therefore, extensions and modifications need to <ins>must</ins> be assessed carefully and ensure they do not individually or cumulatively dominate the original building <ins>or surrounding townscape.</ins>	First sentence covered by above para. Minor amendments, simplification.	Proposals, therefore, must be assessed carefully and ensure they do not individually or cumulatively dominate the original building or surrounding townscape.
4.4.3 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 adjoining terrace.	4.4.3 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 adjoining terrace.	No change. Direct translation from UDP chapter.	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 adjoining terrace.

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	Policy CL8 Existing Buildings – Roof Alterations/Additional Storeys		
Existing Reasoned Justification	Proposed changes		
4.4.4 The Council will continue to produce detailed non-statutory guidance on roof additions and alterations in Conservation Area Proposals Statements and other reports.		Remove	
4.4.5 Principles for the design of roof additions are illustrated in figure 2.6 §in the Planning Standards Chapter.		Planning Standards Chapter removed from Core Strategy – will remain as guidance, but no need to reference here.	

	Policy CL9 Existing Buildings – Extensions and Modifications		
Existing Reasoned Justification	Proposed changes		
Extensions 34.3.18 The combination of the Borough's high land values, high residential densities, modest building heights and the expanse of the conservation areas, have resulted in pressures for residential extensions.	34.3.18 The combination of the Borough's high land values, high residential densities, modest building heights and the expanse of the conservation areas, <u>have</u> <u>has</u> resulted in pressures for residential extensions <u>and</u> <u>modifications, including conservatories.</u>	Minor amendments	The combination of the Borough's high land values, high residential densities, modest building heights and the expanse of the conservation areas, has resulted in pressures for residential extensions and modifications, including conservatories.
34.3.20 Over the last five years, there has been a 70% increase in applications for subterranean developments...etc etc.		Remove – RJ will be re-written for new policy	
CL2(e) require extensions, including conservatories, and modifications to respect those aspects of character and integrity of the original building and group of buildings that contribute to local distinctiveness such as height, width, depth, building line, footprint, position, symmetry, rhythm, materials, detailed design, important gaps and sense of garden openness;	<u>It is important that extensions and conservatories extensions, including conservatories and modifications respect those aspects of character and integrity of the original building and group of buildings that contribute to local distinctiveness such as height, width, depth, building line, footprint, position, symmetry, rhythm, materials, finishes, detailed design, proportions or dimensions of fenestration, important gaps and a sense of garden openness.</u>	From policy CL2(e), which is to be covered by modified UDP policy CD47	It is important that extensions and conservatories extensions, including conservatories and modifications respect those aspects of character and integrity of the original building and group of buildings that contribute to local distinctiveness such as height, width, depth, building line, footprint, position, symmetry, rhythm, materials, finishes, detailed design, proportions or dimensions of fenestration, important gaps and a sense of garden openness.
4.4.8 Buildings in the Borough are frequently difficult to extend without offending the light, privacy and outlook of adjoining buildings. The rear and sides of some buildings may also be distinguished architecturally. Where, for example, they overlook communal gardens, these elevations may be of as much importance as the front. Whilst these elevations of buildings are generally subordinate to the front, they often have a simple dignity and harmony which makes them attractive.	4.4.8 Buildings in the Borough are frequently difficult to extend without offending the light, privacy and outlook of adjoining buildings. The rear and sides of some buildings may also be distinguished architecturally. Where, for example, they overlook communal gardens, these elevations may be of as much importance as the front. Whilst these elevations of buildings are generally subordinate to the front, they often have a simple dignity and harmony which makes them attractive.		The rear and sides of some buildings may also be distinguished architecturally. Where, for example, they overlook communal gardens, these elevations may be of as much importance as the front. Whilst these elevations of buildings are generally subordinate to the front, they often have a simple dignity and harmony which makes them attractive.
4.4.9 The following policies are applicable to development involving extension to buildings other than additional storeys and roof extensions (see CD44 and CD45). Policy CD47 is applicable to all proposed extensions with policies CD48 and CD49 indicating additional circumstances applying specifically to conservatories and		Superseded	

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	Policy CL9 Existing Buildings – Extensions and Modifications		
Existing Reasoned Justification	Proposed changes		
side extensions respectively.			
Side Extensions and Gaps 4.4.11 Many streets in the Borough are characterised by the presence of mature rear gardens. This greenery softens the dense urban scene and provides relief and visual interest when viewed from the street through gaps between buildings or when a corner building has an open return frontage. A similar pleasant contrast may occur by a view of the sky or rear elevations of nearby properties. Gaps are often a planned feature of the layout of a Victorian estate. Side extensions may have an unfortunate effect in unbalancing an otherwise symmetrical elevation of a terrace, detached or semi-detached property. Conservation Area Proposals Statements will, where appropriate, identify important gaps and vistas where infilling would be inappropriate. The policy below also applies to free-standing buildings in gaps.	4.4.11 Many streets in the Borough are characterised by the presence of mature rear gardens. This greenery softens the dense urban scene and provides relief and visual interest when viewed from the street through gaps between buildings or when a corner building has an open return frontage. A similar pleasant contrast may occur by a view of the sky or rear elevations of nearby properties. Gaps are often a planned feature of the layout of a Victorian estate. Side extensions may have an unfortunate effect <u>in closing an unintentional or unintentional townscape gap, or</u> in unbalancing an otherwise symmetrical elevation of a terrace, detached or semi-detached property. Appraisals of Conservation Areas Proposals Statements will, where appropriate, identify important gaps and vistas where infilling would be inappropriate. The policy below also applies to free-standing buildings in gaps.	Move first part of para to Views policy. Side extensions may have an unfortunate effect in closing an unintentional or unintentional townscape gap, or unbalancing an otherwise symmetrical elevation of a terrace, detached or semi-detached property.	
4.4.12 Single storey side extensions at garden level may be permitted where they would not conflict with the above policy, are in a style sympathetic to the original building, and are set back from the original front and rear building lines.		Remove - policy	
Conservatories 34.3.21 Conservatories are a popular form of residential extension within the Royal Borough. They are principally garden features and therefore they should be located with this principle in mind. It is important that they fit in with the historic character of the Borough and therefore their location in relation to the building and garden, their impact on neighbouring properties, their size and detailed design will be carefully considered.	34.3.21 Conservatories are a popular form of residential extension within the Royal Borough. They are principally garden features and therefore they should be located with this principle in mind. It is important that they fit in with the historic character of the Borough and therefore their location in relation to the building and garden, their impact on neighbouring properties, their size and detailed design will be carefully considered.	Minor amendments and simplifications	Conservatories are a popular form of residential extension in the Borough. They are principally garden features and should be located with this principle in mind. It is important that they fit in with the historic character of the Borough and therefore their location in relation to the building and garden, their impact on neighbouring properties, their size and detailed design will be carefully considered.
4.4.10 In recent years, conservatories have become an increasingly popular way of adding to domestic accommodation. A small conservatory at garden level at the rear of a property may be considered to be an appropriate garden feature. However, it is important that such proposals fit in with the historic character of the Borough. In considering applications for conservatories their location in relation to the building and garden, their impact on neighbouring properties, their size and detailed design will be considered.		Covered in para about Conservatories above	
Modifications 34.3.22 Some modifications to	34.3.22 Some modifications to buildings have the potential to	Minor amendments	Some modifications to buildings have the potential to cause harm,

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	Policy CL9 Existing Buildings – Extensions and Modifications		
Existing Reasoned Justification	Proposed changes		
buildings have the potential to cause harm, especially if they are not sensitive to the original character of the building or their cumulative impact detracts from the external appearance of the building. However, if handled in a careful and sympathetic manner they have the potential to result in an improvement to the quality and character of the building. Such details may include changes to windows or glazing patterns; projecting mouldings; chimneys and other architectural details; front walls; railings; the replacement of panelled entrance doors; the repair or replacement of stucco; the permanent removal of projected mouldings and the rendering or painting of a brick-faced building.	cause harm, especially if they are not sensitive to the original character of the building or their cumulative impact detracts from the external appearance of the building. However <u>Conversely</u> , if handled in a careful and sympathetic manner they have the potential to result in an improvement to the quality and character of the building. Such details may include changes to windows or glazing patterns; projecting mouldings; chimneys and other architectural details; front walls; railings; the replacement of panelled entrance doors; the repair or replacement of stucco; the permanent removal of projected mouldings and the rendering or painting of a brick-faced building.		especially if they are not sensitive to the original character of the building or their cumulative impact detracts from the external appearance of the building. Conversely, if handled in a careful and sympathetic manner they have the potential to result in an improvement to the quality and character of the building. Such details may include changes to windows or glazing patterns; projecting mouldings; chimneys and other architectural details; front walls; railings; the replacement of panelled entrance doors; the repair or replacement of stucco; the permanent removal of projected mouldings and the rendering or painting of a brick-faced building.

	Policy CL10 Existing Buildings – Shopfronts		
Existing Reasoned Justification	Proposed changes		
Shopfronts 34.3.34 Shopfronts(7) within the Borough play a key part in establishing and defining the visual character of our high streets and shopping parades. The Borough has many fine examples of storefront design ranging from the mid-19 th Century through to today. While the careful restoration of some of these early examples is important for maintaining our highly valued built heritage, particular emphasis is placed on ensuring high standards of design for all storefronts, be they of traditional, modern or contemporary style and to ensure they are inclusive for all.	34.3.34 Shopfronts(7) within the Borough play a key part in establishing and defining the visual character of our high streets and shopping parades. The Borough has many fine examples of storefront design ranging from the mid-19 th Century through to today. While the careful restoration of some of these early examples is important for maintaining our highly valued built heritage, particular emphasis is placed on ensuring high standards of design for all storefronts, be they of traditional, modern or contemporary style and to ensure they are inclusive for all.	No change	Shopfronts(7) within the Borough play a key part in establishing and defining the visual character of our high streets and shopping parades. The Borough has many fine examples of storefront design ranging from the mid-19 th Century through to today. While the careful restoration of some of these early examples is important for maintaining our highly valued built heritage, particular emphasis is placed on ensuring high standards of design for all storefronts, be they of traditional, modern or contemporary style and to ensure they are inclusive for all.
4.6.4 In old buildings, the original fascia and pilasters or columns which form the frame of the storefront should be retained or reinstated as appropriate.	4.6.4 In old buildings, the original fascia and pilasters or columns which form the frame of the storefront <u>can contribute to the character of the building</u> . <u>should be retained or reinstated as appropriate.</u>	Altered to take out policy.	In old buildings, the original fascia and pilasters or columns which form the frame of the storefront can contribute to the character of the building.
4.6.5 Modern storefronts are often temporary street features adapting constantly to changing retail demands. It is important that transient retail fashions do not disrupt the character of a building to achieve short-term requirements. House styles may have to be adapted to fit in with the age and character of the building in which the storefront is situated.	4.6.5 Modern storefronts are often temporary street features adapting constantly to changing retail demands. It is important that transient retail fashions do not disrupt the character of a building to achieve short-term requirements. House styles may have to be adapted to fit in with the age and character of the building in which the storefront is situated.	No change. Direct translation from UDP chapter.	Modern storefronts are often temporary street features adapting constantly to changing retail demands. It is important that transient retail fashions do not disrupt the character of a building to achieve short-term requirements. House styles may have to be adapted to fit in with the age and character of the building in which the storefront is situated.
4.6.6 All storefronts should incorporate the property number in their design.		Include in Shopfronts SPD	
4.6.7 Open storefronts can break up the continuity of a street	4.6.7 Open storefronts can break up the continuity of a street	Minor amendments.	Open storefronts can break up the continuity of a street frontage and

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	Policy CL10 Existing Buildings – Shopfronts		
Existing Reasoned Justification	Proposed changes		
frontage and leave an undesirable gap in a shopping parade. The creation of an open storefront affects the form of the space between the buildings. The facades present an envelope which defines the space and its character; the sudden appearance of a large opening within the envelope leaves a gap in the shopping parade, so that the space itself is altered. The facade above is also left visually unsupported, the vertical elements resting uncomfortably on a void.	frontage and leave an undesirable gaps in a shopping parade. The creation of an open storefront affects the form of the space between the buildings. The facades present an envelope which defines the space and its character; the sudden appearance of a large opening within the envelope leaves a gap in the shopping parade, so that the space itself is altered. The facade above is also left visually unsupported, the vertical elements resting uncomfortably on a void.		leave undesirable gaps in a shopping parade. The creation of an open storefront affects the form of the space between the buildings. The facades present an envelope which defines the space and its character; the sudden appearance of a large opening within the envelope leaves a gap in the shopping parade, so that the space itself is altered. The facade above is also left visually unsupported, the vertical elements resting uncomfortably on a void.
4.6.8 Exceptions may be made where this would allow the provision of an open air restaurant facility, and where nearby residents would not be disturbed or pedestrians obstructed.		Remove. This reads as policy.	
4.6.9 The under-use of the upper floors of retail premises is of concern to the Council, particularly where the lawful use is for residential purposes. Often the lack of separate access prevents the use of upper floors. The policy below aims to prevent the removal of separate access and to seek its reinstatement where possible. Exceptions may be made only where adequate alternative means of separate access is provided or where justified for security reasons.	4.6.9 The under-use of the upper floors of retail premises is of concern to the Council, particularly where the lawful use is for residential purposes. Often the lack of separate access prevents the use of upper floors, <u>thus it is important</u> The policy below aims to prevent the removal of separate access and to seek its reinstatement where possible. Exceptions may be made only where adequate alternative means of separate access is provided or where justified for security reasons.	Minor alterations. Remove policy element of para.	The under-use of the upper floors of retail premises is of concern to the Council, particularly where the lawful use is for residential purposes. Often the lack of separate access prevents the use of upper floors, thus it is important to prevent the removal of separate access and to seek its reinstatement where possible.
Blinds, Awnings and Flags 4.6.14 The Council considers that it is important to control blinds, awnings and flags because, if poorly designed or over-prominent, they can detract from the appearance of buildings and be obtrusive features in the street scene.	4.6.14 The Council considers that it is important to control blinds <u>and</u> awnings and flags because, if poorly designed or over-prominent, they can detract from the appearance of buildings and be obtrusive features in the street scene.	Minor alterations	It is important to control blinds and awnings because, if poorly designed or over-prominent, they can detract from the appearance of buildings and be obtrusive features in the street scene.
4.6.15 Permission will only be granted for blinds which have no adverse impact on the quality of the street scene. Curved rigid-framed blinds will generally be discouraged and will not usually be acceptable in conservation areas or on listed buildings.	4.6.15 Permission will only be granted for blinds which have no adverse impact on the quality of the street scene. Curved rigid-framed blinds will generally be discouraged and will not usually be acceptable in conservation areas or on listed buildings.	Include in Shopfronts SPD	
4.6.16 Bright, fluorescent, glossy or metallic finish blinds, and those which obscure fascias will generally be discouraged.	4.6.16 Bright, fluorescent, glossy or metallic finish blinds, and those which obscure fascias will generally be discouraged.	Include in Shopfronts SPD	
4.6.17 Blinds will generally not be permitted above first floor sill level.	4.6.17 Blinds will generally not be permitted above first floor sill level.	Include in Shopfronts SPD	
4.6.18 Flagpoles in limited numbers can be a lively feature in commercial streets. However, the street scene may be harmed by an uncontrolled proliferation of flags. This is particularly so in predominantly residential areas.	4.6.18 Flagpoles in limited numbers can be a lively feature in commercial streets. However, the street scene may be harmed by an uncontrolled proliferation of flags. This is particularly so in predominantly residential areas.	Include in Shopfronts SPD	

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	CL11 Views		
Existing Reasoned Justification	Proposed changes		
34.3.5 Vistas and views as well as gaps between development are often planned aspects of townscape, particularly within the Victorian period.		Covered in new para below.	
34.3.10 The quality and character of an area is not only provided by the individual buildings but it is also gained from views into and out of the area. When considering development that impacts on views, vistas and gaps, it is important to respect the local context. The Borough has one designated strategic view which is that of St Paul's as seen from King Henry's mound in Richmond Park.	34.3.10 The quality and character of an area is not only provided by the individual buildings but it is also gained from views into and out of the area. When considering development that <u>will</u> impacts on views, vistas and gaps, it is important to respect the local context. The Borough has one designated strategic view which is that of St Paul's as seen from King Henry's mound in Richmond Park.	Strategic view covered in para below	The quality and character of an area is not only provided by the individual buildings but it is also gained from views into and out of the area. When considering development that will impact on views, vistas and gaps, it is important to respect the local context.
DEVELOPMENT IN CONSERVATION AREAS 4.5.9 The Borough contains some of the best examples of Victorian and Edwardian townscape in London. Overall, the residential environment is of the highest quality. This environmental quality is evident not only in the public realm, but also at the rear and sides of properties, particularly, around areas of private gardens.	4.5.9 The Borough contains some of the best examples of Victorian and Edwardian townscape in London. Overall, the residential environment is of the highest quality. This <u>environmental quality</u> is evident not only in the public realm, but also at the rear and sides of properties, particularly, around areas of private gardens. <u>The presence of mature rear gardens and greenery softens the dense urban scene and provides relief and visual interest when viewed from the street through gaps between buildings or when a corner building has an open return frontage. A similar pleasant contrast may occur by a view of the sky or rear elevations of nearby properties.</u>	Split para, second part of 4.5.9 in para below. Additional text from UDP para 4.4.11.	The Borough contains some of the best examples of Victorian and Edwardian townscape in London. Overall, the residential environment is of the highest quality. This is evident not only in the public realm, but also at the rear and sides of properties, particularly, around areas of private gardens. <u>The presence of mature rear gardens and greenery softens the dense urban scene and provides relief and visual interest when viewed from the street through gaps between buildings or when a corner building has an open return frontage. A similar pleasant contrast may occur by a view of the sky or rear elevations of nearby properties.</u>
4.5.9 cont... Residents' appreciation and enjoyment of the special character and appearance of conservation areas derives from both public viewpoints and views from within their dwellings. In applying these policies, the Council will consider not only the street scene, but views from other buildings and gardens, as these are also important to residents' amenities. In particular, careful regard will be had to the content of Conservation Area Proposals Statements.	Residents' appreciation and enjoyment of <u>the Borough as a whole and</u> the special character and appearance of conservation areas <u>in particular</u> derives from both public viewpoints and views from within their dwellings. In applying these policies, the Council will consider Not only the street scene, but views from other buildings and gardens, as these are also important to residents living conditions -amenities. In particular, careful regard will be had to the content <u>appraisals</u> of conservation areas <u>Proposals Statements</u> .	Inclusion of 34.3.5	<u>Vistas and views as well as gaps between developments are often planned aspects of townscape, particularly within the Victorian period.</u> Residents' appreciation and enjoyment of the Borough as a whole and the special character and appearance of conservation areas in particular derives from both public viewpoints and views from within their dwellings. In particular, careful regard will be had to appraisals of conservation areas.
	<u>As well as appraising proposals and how they will affect views generally within the townscape, including in and around conservation areas, the Borough has a number of specifically recognised views that are important to protect. These are set out in the Views and Building Heights SPD.</u>	New para to refer to all specified views. Many of which were in UDP RJ. For views in relation to tall buildings, see Building Heights.	As well as appraising proposals and how they will affect views generally within the townscape, including in and around conservation areas, the Borough has a number of specifically recognised views, which are important to protect, set out in the View and Building Heights SPD.
STRATEGIC VIEWS 4.2.22 Strategic Guidance requires the Council to protect and enhance the designated strategic view of St. Paul's seen from King Henry's Mound in Richmond Park. Protection and enhancement will be achieved by height limitations within the defined areas between view points. The protected field of	Strategic Views 4.2.22 Strategic Guidance requires the Council to protect and enhance the designated strategic view of St. Paul's seen from King Henry's Mound in Richmond Park. Protection and enhancement will be achieved by height limitations within the defined areas between view points. The protected field of	Removal of reference to superseded policy	Strategic Guidance requires the Council to protect and enhance the designated strategic view of St. Paul's seen from King Henry's Mound in Richmond Park. Protection and enhancement will be achieved by height limitations within the defined areas between view points. The protected field of view is shown on the Proposals Map.

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	CL11 Views		
Existing Reasoned Justification	Proposed changes		
view is shown on the Proposals Map and further details may be found in Strategic Guidance for London Planning Authorities (RPG3), Annex A of Supplementary Guidance for London on the Protection of Strategic Views and the Secretary of State's Direction dated 22nd May 1992. (See also policy STRAT 12).	view is shown on the Proposals Map. and further details may be found in Strategic Guidance for London Planning Authorities (RPG3), Annex A of Supplementary Guidance for London on the Protection of Strategic Views and the Secretary of State's Direction dated 22nd May 1992. (See also policy STRAT 12).		
4.2.5 In considering proposals for Riverside development, the Council will also take account of views from the opposite bank of the Thames. It is equally important that adjoining Boroughs, in considering applications for development take account of views across and along the river from this Borough. The Council is concerned that development by virtue of its height, scale, bulk, massing and detailed design may adversely affect views from Chelsea.		Include in Views and Building Heights SPD	
CD1 To protect and enhance views and vistas along the riverside including: river views of Chelsea Embankment and the setting of Chelsea Old Church and views from the Thames bridges		Include in Views and Building Heights SPD	
CD2 To raise objection to development in adjoining boroughs which is considered to adversely affect views from the Chelsea riverside and its environs.		Include in Views and Building Heights SPD	
Royal Hospital 4.2.12 The area is dominated by Wren's magnificent Royal Hospital and its grounds. However, the surrounding late Georgian and Victorian terraces and adjacent open spaces also make an important contribution to this part of the Royal Borough. (See paragraph 11.3.1 and Policy LR8 of the Leisure and Recreation Chapter.)		Include in Views and Building Heights SPD	
4.2.13 Important views and vistas include the following: (a) along Chelsea Embankment and from the Embankment northwards towards the Royal Hospital and its ancillary buildings; (b) along Royal Avenue from King's Road to the Royal Hospital; and (c) along St. Leonard's Terrace, Franklins Row, Royal Hospital Road and Ormonde Gate.		Include in Views and Building Heights SPD	
South Kensington Museums Area 4.2.14 The Area of Metropolitan Importance (see Proposals Map) also contains the South Kensington Museums, Imperial College, Brompton Oratory, and views of the Albert Hall, which is within the City of Westminster.		Include in Views and Building Heights SPD	
CD10 To protect important views and vistas in and around		Include in Views and Building Heights SPD	

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	CL11 Views		
Existing Reasoned Justification	Proposed changes		
the South Kensington Museums Area.			
CD11 To preserve and enhance the precinct character of South Kensington Museums Area by: a) safeguarding skylines and vistas to the Natural History and Victoria and Albert Museums, the Colcutt Tower and Brompton Oratory;		Contained within para above	
4.2.15 Important views and vistas include the following: (a) From the west: through Kynance Mews from Launceston Place; and from Victoria Road along Victoria Grove. (b) From the north: from the axial flight of steps south of the Albert Hall. (c) From the south: from Harrington Road up Queensberry Place; up the east side of Onslow Square towards the Natural History Museum; from the front of Melton Court up Cromwell Place to the tower of the Natural History Museum and the Colcutt Tower; and from Pelham Place and Thurloe Square towards the tower of the Victoria and Albert Museum. (d) From the east: from Princes Gate Mews; and from Fairholt Street and Cheval Place (partly within Westminster).		Include in Views and Building Heights SPD	
Metropolitan Open Land The Borough contains four areas of Metropolitan Open Land (MOL): Kensington Gardens, Holland Park, Brompton and Kensal cemeteries. The skyline as viewed from these areas is particularly important. Proposals that encroach upon or adversely affect the setting of these areas will be unacceptable.		Include in Views and Building Heights SPD (Covers CD15 and CD16) First sentence from 33.3.23 by way of introduction.	
CD13 To require new buildings and extensions to existing buildings in the Royal Borough, which can be seen from Kensington Gardens and Hyde Park, to be designed so as not to exceed the general height of buildings excluding post war blocks and to pay regard to the tree lines.		Include in Views and Building Heights SPD (Combination of policies CD13 and CD14)	
CD14 To ensure that new buildings do not impose themselves as an unsympathetic backcloth to Kensington Palace, particularly when viewed from the east across the Round Pond.		Included within previous para	
CD15 To resist proposals that would encroach upon or adversely affect the setting of Holland Park.		Include in Building Heights SPD	
CD16 - To promote opportunities for the appreciation of Kensal Green and Brompton Cemeteries whilst protecting their special character.		Include in Building Heights SPD	

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	CL12 Building Heights		
Existing Reasoned Justification	Proposed changes		
High Buildings 34.3.23 The relatively modest and consistent height of building within Kensington and Chelsea reflects the primarily residential character of the Borough. High residential densities are delivered within this townscape without recourse to tall buildings and this pattern of development with its low to medium-rise, high-density residential areas has produced a very attractive townscape, and is central to the Borough's charm. The Borough has comparatively few tall buildings, the tallest being Trellick Tower at 98m. Tall buildings are therefore very much the exception. Building height is thus a critical issue and a very sensitive feature of the townscape. It is important that the Council carefully manages the height of new development that may otherwise erode the Borough's distinctive townscape character.	34.3.23 The relatively modest and consistent height of building within Kensington and Chelsea reflects the primarily residential character of the Borough. High residential densities are delivered within this townscape without recourse to tall buildings, and this pattern of development with its low to medium-rise, high-density residential areas, has produced a very attractive townscape, and is central to the Borough's charm. The Borough has comparatively few tall buildings, the tallest being Trellick Tower at 98m. Tall buildings are therefore very much the exception. Building height is thus a critical issue and a very sensitive feature of the townscape. It is important that the Council carefully manages the height of new development that may otherwise erode the Borough's distinctive townscape character.	Split para	The relatively modest and consistent height of building within Kensington and Chelsea reflects the primarily residential character of the Borough. High residential densities are delivered without recourse to tall buildings. This pattern of development with its low to medium-rise, high-density residential areas, has produced a very attractive townscape, and is central to the Borough's charm.
	The Borough has comparatively few tall buildings, <u>Tall buildings are very much the exception:</u> the tallest being Trellick Tower <u>is the tallest</u> at 98m. Tall buildings are therefore very much the exception. Building height is thus a critical issue and a very sensitive feature of the townscape. It is important that the Council carefully manages the height of new development that may otherwise erode the Borough's distinctive townscape character.	Taken from paragraph above	<u>Tall buildings are very much the exception:</u> Trellick Tower <u>is the tallest</u> at 98m. Building height is thus a critical issue and a very sensitive feature of the townscape. It is important that the Council carefully manages the height of new development that may otherwise erode the Borough's distinctive character.
	<u>New buildings can strengthen the traditional townscape, both through individual buildings carefully designed to respect their immediate context and through larger developments, which can seek to introduce new legible environments consistent with the Borough's character. (See Policy CR2 Three-dimensional Street Form).</u>	New para to reflect new policy CL12(a) and (b)	New buildings can strengthen the traditional townscape, both through individual buildings carefully designed to respect their immediate context and through larger developments, which can seek to introduce new legible environments consistent with the Borough's character. (See Policy CR2 Three-dimensional Street Form).
	<u>Where new larger developments are proposed some variation in roofscape and height can provide visual interest to the streetscape and avoid overbearing and bulky building forms. This could mean differentiation in roof forms and roof lines within parameters based on the prevailing building height, to break up large blocks and reflect the predominantly domestic scale of the Borough.</u>	New para to reflect new policy CL12(a)	Where new larger developments are proposed some variation in roofscape and height can provide visual interest to the streetscape and avoid overbearing and bulky building forms. This could mean differentiation in roof forms and roof lines within parameters based on the prevailing building height, to break up large blocks and reflect the predominantly domestic scale of the Borough.
34.3.24 High buildings have a greater impact on their environment than other building types, posing problems of microclimate, overshadowing and overlooking. This is especially harmful to residential environments and amenity spaces, and needs to be avoided through careful siting and design (see Policy CL5).	34.3.24 High <u>Tall</u> buildings have a greater impact on their environment than other building types, posing problems of microclimate, overshadowing and overlooking. This is especially harmful to residential environments and amenity spaces, and needs to be avoided through careful siting and design (see Policy CL5).	Minor alteration to reflect change of term ('tall' buildings)	Tall buildings have a greater impact on their environment than other building types, posing problems of microclimate, overshadowing and overlooking. This is especially harmful to residential environments and amenity spaces, and needs to be avoided through careful siting and design (see Policy CL5).
34.3.25 High buildings in the wrong location can be visually disruptive.	34.3.25 High <u>Tall</u> buildings in the wrong location can be visually	Minor alterations	Tall buildings in the wrong location can be visually disruptive. They can

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	CL12 Building Heights		
Existing Reasoned Justification	Proposed changes		
For example, they can harm the character and appearance of a conservation area, the setting of a listed building, or the visual amenity of important open space; or they can interrupt views, such as the strategic view from King Henry VIII's Mound (Richmond) to St. Paul's Cathedral, or those identified within the Council's Conservation Area Proposal Statements or other adopted documents (see Policies CL1, CL3-4 and CR5). One approach to determining the appropriate location of high buildings would be to identify where they are inappropriate. However, such an approach risks inferring that they are therefore appropriate everywhere else, which is mistaken.	disruptive. For example, they can harm the character and appearance of a conservation area, the setting of a listed building, or the visual amenity of important open space; or they can interrupt views, such as the strategic view from King Henry VIII's Mound (Richmond) to St. Paul's Cathedral, or those identified within the Council's <u>appraisals of Conservation Areas</u> Proposal Statements or other adopted documents. (see Policies CL1, CL3-4 and CR5). One approach to determining the appropriate location of high buildings would be to identify where they are inappropriate. However, such an approach risks inferring that they are therefore appropriate everywhere else, which is mistaken.	Remove last couple of sentences – if a certain approach is flawed, why mention it?	harm the character and appearance of a conservation area, the setting of a listed building, the visual amenity of important open space, and they can interrupt views.
34.3.26 It is not enough to ensure that their location avoids causing harm. They should also make a positive intervention in the existing townscape. This is not just a matter of design quality, but also of contributing to townscape legibility. Buildings that rise above the prevailing building height are successful where, depending on their impact, they give meaning to the local or Borough townscape, highlighting locations or activities of public importance.	34.3.26 It is not enough to ensure that their location avoids causing harm; tall buildings. They should also make a positive intervention in the existing townscape. This is not just a matter of design quality, but also of contributing to townscape legibility. Buildings that rise above the prevailing building height are successful where, depending on their impact, they give meaning to the local or Borough townscape, highlighting locations or activities of public importance.	Minor alterations	It is not enough to ensure that their location avoids causing harm; tall buildings should also make a positive intervention in the existing townscape. This is not just a matter of design quality, but also of contributing to legibility. Buildings that rise above the prevailing building height are successful where, depending on their impact, they give meaning to the local or Borough townscape, highlighting locations or activities of public importance.
34.3.27 Local landmarks are occasional features in the Borough which define points of townscape interest or public functions that are relevant to those living or working within the immediate areas. Local landmarks do not necessarily rise above the prevailing building height- for example, the Michelin Building at Brompton Cross - but where they do, they will tend not to be more than 1½ times in height above their context, and remain compatible with their context. Regardless of their location, they should always be of very high design quality and occasional features if they are to retain their meaning.	34.3.27 Local landmarks are occasional features in the Borough which define points of townscape interest or public functions that are relevant to those living or working within the immediate areas. A local landmarks do <u>does not have to distinguish itself by its height</u> not necessarily rise above the prevailing building height, for example, the Michelin Building at Brompton Cross. –but w Where they do, they will tend not to be more than 1½ <u>one and a half times higher than the surrounding buildings</u> in height above their context, and remain compatible with their context. Regardless of their location, they local landmarks should always be of very high design quality and occasional features if they are to retain their meaning.	Minor alterations	Local landmarks are occasional features in the Borough that define points of townscape interest or public functions relevant to those living or working within the immediate areas. Local landmarks do not necessarily rise above the prevailing building height, for example, the Michelin Building at Brompton Cross. Where they do, they will tend not to be more than one and a half times higher than the surrounding buildings remain compatible with their context. Regardless of location, local landmarks should always be of very high design quality and occasional features if they are to retain their meaning.
34.3.28 District landmarks, on the other hand, are visible over wider areas, and tend to highlight major public functions. They can rise to up to 4 times their context in height. They are not characteristic of the Borough, being very occasional features in a Borough of predominantly low to medium rise development. Because district landmarks are visible over a much wider area, their location and use must be of significance to the Borough as a whole; and inevitably,	34.3.28 District landmarks, on the other hand, are visible over a wider area and tend to highlight major public functions. They can rise to up to four times higher than the surrounding buildings their context in height. They are not characteristic of the Borough, being exceptionally rare very occasional in the Borough's townscape features in a Borough of predominantly low to medium rise development. Because district landmarks are visible over a much	Reworking of para	District landmarks, on the other hand, are visible over a wider area and tend to highlight major public functions. They can rise to up to four times higher than the surrounding buildings. They are not characteristic of the Borough, being very occasional in the Borough's townscape of predominantly low to medium rise development. Because of their visibility, the location and use of district landmarks must be significant to the Borough as a whole; inevitably, they will remain

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they will remain very occasional features. Their location and relationship to the local townscape are of the utmost importance.	wider area <u>of their visibility</u> , their location and use <u>of district landmarks</u> must be of significance to the Borough as a whole; and inevitably, they will remain very occasional features. Their location and relationship to the local townscape are of the utmost importance.		very occasional features. Their location and relationship to the local townscape are of the utmost importance.
34.3.29 Care is needed to ensure that their visibility is assessed contextually to ensure that they have a positive visual impact and do not appear incongruous within their surroundings. A computer generated zone of visual influence, that includes an accurate model of the relevant context, is an essential tool in assessing the visual impact of district landmarks.	34.3.29 Care is needed to ensure that their visibility is assessed contextually to ensure that <u>they proposals that exceed the prevailing building height</u> have a positive visual impact and do not appear incongruous within their surroundings. A computer generated zone of visual influence that includes an accurate model of the relevant context is an essential tool in assessing the visual impact of <u>these</u> landmarks.	Minor alterations	Care is needed to ensure that visibility is assessed contextually to ensure that <u>proposed district landmarks</u> have a positive visual impact and do not appear incongruous within their surroundings. A computer generated zone of visual influence that includes an accurate model of the relevant context is an essential tool in assessing the visual impact of district landmarks. This needs to be incorporated into the views study. Methodology for this is set out in the Views and Building Heights SPD.
34.3.30 On sites where there may be scope for a district landmark, a design led approach is essential. In such cases the Council will promote close working with the stakeholders and, where appropriate, with strategic and neighbouring authorities in the production of an urban design framework that will guide the siting and appropriate height of the building (s), particularly in relation to existing views and to ensure a wholly positive benefit to the townscape.	34.3.30 On sites where there may be scope for a <u>district landmark taller building</u> , a design-led approach is essential. In such cases the Council will promote close working with the stakeholders and, where appropriate, with strategic and neighbouring authorities in the production of an urban design framework that will guide the siting and appropriate height of the buildings (s), particularly in relation to existing views and to ensure a wholly positive benefit to the townscape.	Minor alterations	On sites where there may be scope for a district landmark, a design-led approach is essential. In such cases the Council will promote close working with stakeholders and, where appropriate, with strategic and neighbouring authorities in the production of an urban design framework that will guide the siting and appropriate height of buildings, particularly in relation to existing views and to ensure a wholly positive benefit to the townscape.
34.3.31 Height is not the only factor which is important when assessing high buildings. District landmarks should be of an exceptional quality of architecture, sustainability and urban design. Successful tall buildings possess an architecture that is convincing and highly attractive, especially when viewed in the round, and that makes for a distinguished landmark on the skyline. This requires the skilful handling of scale, height, massing, silhouette, crown and facing materials and the careful incorporation of building services and telecommunications equipment. The profile and proportion of the building, especially the part which sits above the prevailing building height, is also a sensitive feature. Bulky tall buildings are not attractive to look at and disfigure the skyline; slender ones are more successful.	34.3.31 Height is not the only factor which is important when assessing high <u>tall</u> buildings. District landmarks should be of an exceptional quality of architecture, sustainability and urban design. Successful tall buildings possess an architecture that is convincing and highly attractive, especially when viewed in the round, and that makes for a distinguished landmark on the skyline. This requires the skilful handling of scale, height, massing, silhouette, crown and facing materials and the careful incorporation of building services and telecommunications equipment. The profile and proportion of the building, especially the part which <u>that</u> sits above the prevailing building height, is also a sensitive feature. Bulky tall buildings are not attractive to look at and disfigure the skyline; slender ones are more successful.	Minor alteration to reflect change of term ('tall' buildings)	Height is not the only factor which is important when assessing tall buildings. District landmarks should be of an exceptional quality of architecture, sustainability and urban design. Successful tall buildings possess an architecture that is convincing and highly attractive, especially when viewed in the round, and that makes for a distinguished landmark on the skyline. This requires the skilful handling of scale, height, massing, silhouette, crown and facing materials and the careful incorporation of building services and telecommunications equipment. The profile and proportion of the building, especially the part that sits above the prevailing building height, is also a sensitive feature. Bulky tall buildings are not attractive to look at and disfigure the skyline; slender ones are more successful.
34.3.32 Design quality applies equally to the top, where the impact is on the skyline, as to the base. At lower levels it is not only the impact on the streetscape and local views, but also how the building functionally relates to the street. Successful high buildings are those	34.3.32 Design quality applies equally to the top, where the impact is on the skyline, as to the base. At lower levels it is not only the impact on the streetscape and local views, but also how the building functionally relates to the street. Successful <u>high tall</u>	Minor alteration to reflect change of term ('tall' buildings)	Design quality applies equally to the base. At lower levels it is not only the impact on the streetscape and local views, but also how the building functionally relates to the street. Successful tall buildings are those that create meaningful public realm, interacting positively with the

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that create meaningful public realm, interacting positively with the surrounding buildings and spaces. It includes contributions to permeability and connectivity, defining edges that reinforce existing building lines and give a coherent form to open space, and providing active ground floor frontages and a stimulating and inclusive public realm (see Policies CR1 and CR2).	buildings are those that create meaningful public realm, interacting positively with the surrounding buildings and spaces. If This includes contributions to permeability and connectivity, defining edges that reinforce existing building lines and give a coherent form to open space, and providing active ground floor frontages and a stimulating and inclusive public realm (see Policies CR1 and CR2).		surrounding buildings and spaces. This includes contributions to permeability and connectivity, defining edges that reinforce existing building lines and give a coherent form to open space, and providing active ground floor frontages and a stimulating and inclusive public realm (see Policies CR1 and CR2).
34.3.33 Very tall buildings, more than 4 times the height of their context, characterise central metropolitan areas and are thus inappropriate to this Borough.	34.3.33 Very tall buildings, more than four times the height of their context, characterise central metropolitan areas and are thus inappropriate to this Borough.	Minor alterations	Very tall buildings, more than four times the height of their context, characterise central metropolitan areas and are thus inappropriate to this Borough