

Appendix 2

Current Core Strategy Policies - Conservation

RENEWING THE LEGACY

CO 5 Strategic Objective for Renewing the Legacy

Our strategic objective to renew the legacy is not simply to ensure no diminution in the excellence we have inherited, but to pass to the next generation a Borough that is better than today, of the highest quality and inclusive for all. This will be achieved by taking great care to maintain, conserve and enhance the glorious built heritage we have inherited and to ensure that where new development takes place it enhances the Borough.

CL 1 Context and Character

The Council will require all development to respect the existing context, character, and appearance, taking opportunities available to improve the quality and character of buildings and the area and the way it functions, including being inclusive for all.

To deliver this the Council will:

- a. require development through its architecture and urban form to contribute positively to the context of the townscape, addressing matters such as scale, height, bulk, mass, proportion, plot width, building lines, street form, rhythm, roofscape, materials, vistas, views, gaps and historic fabric;
- b. require the analysis of context to be drawn from an area that is proportionate and relevant to the size of the development site;
- c. require the density of development to be optimised relative to context;
- d. require riverside and canalside development to enhance the waterside character and setting, including opening up views and securing access to the waterway;
- e. resist development which interrupts, disrupts or detracts from strategic and local vistas, views and gaps;
- f. require a comprehensive approach to site layout and design including adjacent sites where these are suitable for redevelopment, resisting schemes which prejudice future development potential and/or quality.

CL 2 New Buildings, Extensions and Modifications to Existing Buildings

The Council will require new buildings, extensions and modifications to existing buildings to be of the highest architectural and urban design quality, taking opportunities to improve the quality and character of buildings and the area and the way it functions.

To deliver this the Council will, in relation to:

Architectural Design

- a. require development to be:
 - i. Functional - fit for purpose and legible;
 - ii. Robust - well built, remain in good condition and adaptable to changes of use, lifestyle, demography and climate;
 - iii. Attractive - pleasing in its composition, materials and craftsmanship;
 - iv. Locally distinctive - responding well to its context;

- v. Sustainable - in the use of resources, construction and operation;
- vi. Inclusive - accessible to all;
- vii. Secure - designs out crime.

- b. require an appropriate architectural style on a site-by-site basis, in response to:
 - i. the context of the site;
 - ii. the building's proposed design, form and use;
 - iii. whether the townscape is of uniform or varied character.

c. facilitate the redevelopment of 'eyesores' by offering flexibility in relation to policies which make redevelopment with buildings more suited to their context demonstrably unviable;

Extensions and modifications

d. require extensions, including conservatories, and modifications to meet all the following:

- i. to be visually subordinate to the original building; and
- ii. to allow the form of the original building to be clearly seen; and
- iii. to reinforce the integrity of the original building.

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;

f. require additional storeys and roof level alterations to be sympathetic to the architectural style and character of the building and to either assist in unifying a group of buildings or where there is a detached building to be no higher than the prevailing building height;

g. require it is demonstrated that subterranean extensions meet the following criteria:

- i. the proposal does not involve excavation underneath a listed building;
- ii. the stability of the existing or neighbouring buildings is safeguarded;
- iii. there is no loss of trees of townscape or amenity value;
- iv. adequate soil depth and material is provided to ensure sustainable growth.

High Buildings

h. resist proposals that exceed the prevailing building height within the context except where the proposal is for a local or district landmark.

i. require proposed local landmarks to:

- i. be of very high design quality;
- ii. be compatible with the scale, rhythm, mass, bulk and character of the context;
- iii. articulate positively a point of townscape legibility of local significance.

j. require proposed district landmarks to:

- i. be of exceptional design quality;
- ii. be of a slender profile and proportion;
- iii. articulate positively a point of townscape legibility of significance for the wider Borough and neighbouring boroughs, such as deliberately framed views and specific vistas;
- iv. provide a strategic London-wide public use;

v. require an assessment of the zone of visual influence of a proposed district landmark within or visible from the Borough, to demonstrate that the building has a wholly positive visual impact on the quality and character of the Borough's townscape when viewed from the Royal Borough.

k. resist proposals that are of metropolitan scale.

l. require full planning application(s) for all buildings that exceed the prevailing height within the context.

Shopfronts

n. require alterations to existing shopfronts to preserve those elements that contribute to their traditional character, such as corbels, part-glazed doors, fascia, glazing bars, pilaster and stallrisers;

o. require new, and alterations to existing shopfronts, to:

i. respect the building's original framework;

ii. have a positive visual impact on the appearance of the building or streetscene;

iii. respect the character of the building in relation to siting and design of awnings and blinds;

iv. be inclusive for all;

v. provide independent access to upper floor accommodation.

CL 3 Heritage Assets - Conservation Areas and Historic Spaces

The Council will require development to preserve and to take opportunities to enhance the character or appearance of conservation areas, historic places, spaces and townscapes, and their settings.

To deliver this the Council will:

a. require full planning applications in conservation areas;

b. resist substantial demolition in conservation areas unless it can be demonstrated that:

i. the building or part of the building or structure makes no positive contribution to the character or appearance of the area;

ii. a scheme for redevelopment has been approved;

c. require, in the event of a collapse or unauthorised demolition of a structure in a conservation area, a replacement replica of the structure where the original made a positive contribution to the character and appearance of that conservation area.

CL 4 Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology

The Council will require development to preserve or enhance the special architectural or historic interest of listed buildings and scheduled ancient monuments and their settings, and the conservation and protection of sites of archaeological interest.

To deliver this the Council will:

a. resist the demolition of listed buildings in whole or in part, or the removal or modification of features of architectural importance (both internal and external);

b. require the preservation of the special architectural and historic interest of listed buildings, scheduled monuments or other buildings or places of interest. In particular the integrity, plan form and structure of the building including the ground and first floor principal rooms, original staircases and such other areas of the building as may be identified as being of special interest should be preserved;

c. require the preservation of the original architectural features, and later features of interest, both internal and external;

d. require internal or external architectural features of listed buildings or scheduled ancient monuments, commensurate with the scale of the development, to be:

i. reinstated where the missing features are considered important to their special interest;

ii. removed where the additions to or modifications are considered inappropriate or detract from their special character;

e. resist the change of use of a listed building which would materially harm its character;

f. strongly encourage any works to a listed building to be carried out in a correct, scholarly manner by appropriate specialists;

g. require development to protect the setting of listed buildings, scheduled ancient monuments or sites of archaeological interest;

h. resist development which would threaten the conservation, protection or setting of archaeological remains;

i. require desk based assessments and where necessary archaeological field evaluation before development proposals are determined, where development is proposed on sites of archaeological significance or potential.

CL 5 Amenity

The Council will require new buildings, extensions and modifications and small scale alterations and additions, to achieve high standards of amenity.

To deliver this the Council will:

a. require good daylight and sunlight amenity for buildings and amenity spaces, and that the conditions of existing adjoining buildings and amenity spaces are not significantly reduced or, where they are already substandard, that there should be no material worsening of the conditions;

b. require reasonable visual privacy for occupants of nearby buildings;

c. require that there is no harmful increase in the sense of enclosure to existing buildings and spaces;

d. require that there is no significant impact on the use of buildings and spaces due to increases in traffic, parking, noise, odours or vibration or local microclimatic effects.

CL 6 Small-scale Alterations and Additions

The Council will require that alterations and additions do not harm the existing character and appearance of the building and its context.

To deliver this the Council will:

a. resist small-scale development which:

i. harms the character or appearance of the existing building, its setting or townscape;

ii. results in a cumulative effect which would be detrimental to the character and appearance of the area;

iii. are not of high quality form, detailed design and materials;

- iv. do not remove physical barriers to access or improve the security of the building in a sensitive manner in relation to the character and appearance of the building and surrounding area;
- b. require telecommunication, plant, micro-generation and other mechanical equipment to be sited discretely so that visual amenity is not impaired.

AN ENGAGING PUBLIC REALM

CO4 Strategic Objective for An Engaging Public Realm

Our strategic objective for an **engaging public realm** is to endow a strong local sense of place by maintaining and extending our excellent public realm to all parts of the Borough.

CR 2 Three-dimensional Street Form

The Council will require that where new streets are proposed, or where development would make significant change to the form of existing streets, the resultant street form and character must draw from the traditional qualities and form of the existing high quality streets.

To deliver this the Council will:

- a. require appropriate street widths, to be established with regard to the legibility of the street function and hierarchy;
- b. require the ratio of building height to street width to give a coherent and comfortable scale to the street;
- c. require building lines and building scales to be consistent and related to context;
- d. require a frequency and rhythm of building entrances and windows that support active street frontages and optimises community safety;
- e. require a clear distinction to be maintained between public, private and communal space through the retention and provision of characteristic boundary treatments.

CR 4 Streetscape

The Council will require improvements to the visual, functional and inclusive quality of our streets, ensuring they are designed and maintained to a very high standard.

To deliver this the Council will:

- a. require all work to, or affecting, the public highway, to be carried out in accordance with the Council's adopted Streetscape Guidance;
- b. require all redundant or non-essential street furniture to be removed;
- c. retain and maintain historic street furniture, where it does not adversely impact on the safe functioning of the street;
- d. require that where there is an exceptional need for new street furniture that it is of high quality design and construction, and placed with great care, so as to relate well to the character and function of the street;
- e. require that by reason of size, siting, design, materials or method of illumination, advertising on buildings does not harm the appearance of the building or streetscene, and does not adversely affect amenity, or public or road safety;
- f. resist temporary or permanent advertising hoardings, or freestanding adverts on streets, forecourts or roadsides, or advertisements attached to street furniture, where these negatively impact on our high quality townscape or on public or road safety;

- g.** resist pavement crossovers and forecourt parking;
- h.** require all major development to provide new public art that is of high quality and either incorporated into the external design of the new building or carefully located within the public realm.

CR 5 Parks, Gardens, Open Spaces and Waterways

The Council will protect, enhance and make the most of existing parks, gardens and open spaces, and require new high quality outdoor spaces to be provided.

To deliver this the Council will:

- a.** resist the loss of existing:
 - i. Metropolitan Open Land;
 - ii. public open space;
 - iii. private communal open space and private open space where the space gives visual amenity to the public;
- b.** resist development that has an adverse effect upon the environmental and open character or visual amenity of Metropolitan Open Land or sites which are listed within the Register of Parks and Gardens of Special Historic Interest in England, or their setting;
- c.** resist development that has an adverse effect on garden squares including proposals for subterranean development, and to promote the enhancement of garden squares;
- d.** require all major development outside a 400m radius of the closest entrance to the nearest public open space to make provision for new open space which is suitable for a range of outdoor activities for users of all ages, which may be in the form of communal garden space. Where this is not possible for justified townscape reasons, that a s106 contribution is made towards improving existing publicly accessible open space;
- e.** require all major developments to provide on site external play space, including for under 5s, based on expected child occupancy;
- f.** require all green open space to optimise biodiversity and wildlife habitat;
- g.** require all open space that forms part of a proposal to be designed and landscaped to a high standard;
- h.** require opportunities to be taken to improve public access to, and along the Thames and the Grand Union Canal, and promote their use for education, tourism, leisure and recreation, health, well-being and transport.

CR 6 Trees and landscape

The Council will require the protection of existing trees and the provision of new trees that compliment existing or create new, high quality green areas which deliver amenity and biodiversity benefits.

To deliver this the Council will:

- a.** resist the loss of trees unless:
 - i. the tree is dead, dying or dangerous;
 - ii. the tree is causing significant damage to adjacent structures;
 - iii. the tree has little or no amenity value;
 - iv. felling is for reasons of good arboricultural practise
- b.** resist development which results in the damage or loss of trees of townscape or amenity value;
- c.** require where practicable an appropriate replacement for any tree that is felled;
- d.** require that trees are adequately protected throughout the course of development;

- e.** require new trees to be suitable species for the location and to be compatible with the surrounding landscape and townscape
- f.** require landscape design to:
 - i. be fit for purpose and function;
 - ii. be of a high quality and compatible with the surrounding landscape, and townscape character;
 - iii. clearly defined as public or private space;
 - iv. optimise the benefit to wildlife habitat;
- g.** serve Tree Preservation Orders or attach planning conditions to protect trees of townscape or amenity value that are threatened by development.