Conservation Policy Review Workshop
Notes on Existing Policies

Key Information

Audience: Residents, local amenity societies, residents' associations, Councillors, built environment professionals
Attendees: 22 participants, 5 council officers
Format: Workshop, discussion

Workshop Overview

As part of the review of the Core Strategy, existing Unitary Development Plan (UDP) policies are being 'rolled forward' into the Core Strategy. The proposed changes to conservation and design policy relate to the *Renewing the Legacy* and *An Engaging Public Realm* chapters of the Core Strategy. They do not make any significant policy alterations, but look to synthesise and update our existing policies. As part of this process we held a workshop to understand residents' views on where our current policies are lacking and might be improved.

Attendees were invited to comment on the Council's existing policies. The group was firstly invited to make general comments via sticky notes on the policies. The next exercise was then to place green and red stickers on the policies and comments they thought were most or least helpful. A discussion was then structured around the results of the exercises.

Workshop Comments

Chapter 33 - An Engaging Public Realm

Current Policy – CR and Saved UDP	Comments
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.	• Consider illuminated hoardings – there are no policies on this • Resist gated communities ▲▲▲▲▲

Current Policy – CR and Saved UDP	Comments
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. **CD77** To permit awnings or blinds which are in character with the age and style of the building in which they are situated. ▲ **CD78** To permit flagpoles unless their siting would harm the character of an area or would not preserve or enhance the character and appearance of a conservation area. ▲ **CD89** To retain where possible religious buildings of architectural or townscape merit. ▲ ▲ ▲	• Need headline policy to drive up standards in streetscape • Total lack of coordination or ownership of streetscape responsibilities • Planners don't know about Streetscape Guidance • Highways don't know/care about decluttering beyond signage • Estate agents' boards – extend controls • Need stronger adverts policy for larger advertisements • Need to set principles for street furniture – cabinets, advertisements, kiosks • 4G pavement boxes – these are an oncoming problem. What about policy obliging them to be put underground? • Telephone boxes – BT will be seeking to morph them into advertising booths, ATMs and who knows what else. Could this be given special attention? • Street furniture – in regard to restaurants should be reasonably allowed as give area a nice atmosphere if done reasonably. • Policy (f) – include those attached to kiosks etc such as phone booths • Policy (f) – this should be stronger ie LED huge illuminated hoardings on Shepherd's Bush roundabout and Westfield which dominate the locality (Norland CA) – light pollution, qualities of scale inappropriate. Dangerous for traffic as eye catching. Children can't sleep. • Consider separate policy for advertisements • Gap in policy – insufficient policies to cover impact of freestanding advertising towers located just outside conservation areas but creating adverse effect within the area (eg Westway advertising towers approved on appeal) • What about traffic? Consider traffic calming measures as in Sloane Square • CD78 – resist flagpoles! • CD89 – query relevance
Parks, Gardens, Open Spaces and Waterways The Council will protect, enhance and make the most of existing parks, gardens, open spaces, and require new high quality outdoor spaces to be provided.	• Where is policy on use of open space for events? • Policy (d) – 400m radius – problem is large development near parks (ie. Commonwealth Institute, Odeon, Warwick Rd) have all used

Current Policy – CR and Saved UDP	Comments
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 pro-vision 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. ▲ **CD4** To resist permanently moored vessels on the River, except where they would not have: a) a detrimental effect on the special character of the river; b) a detrimental effect on amenity arising from traffic generation or servicing needs; c) an adverse affect on the character or appearance of the existing residential moorings at Battersea Reach. **CD5** To seek to protect and enhance the established area of residential moorings at Battersea Reach. **CD31** To resist the development of backland sites if: ▲ a) there would be inadequate vehicular access, or b) the amenity of adjoining properties would be adversely affected, or ▲ c) there would be a loss of open space, or ▲ d) the character of the area would be harmed. ▲	Holland Park. Holland Park is already over-utilised – needs some assessment of the park within the 400m. Further mitigation measures. • Where is protection of back gardens? • Reduction of surface water flooding/run-off? • CD4 – Moorings provide an important source of housing. The policy should be reworded to encourage moorings unless really detrimental. • Include loss of front gardens from crossovers • Policy (d) – 'improving and increasing'? • Policy (g) – require open space to be usable too

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Trees and landscape The Council will require the protection of existing trees and the provision of new trees that complement 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. ▲ ▲	• Need headline policy - What is the issue? - Where are/should we be going? • Resist replacing large trees with small ones • Judgement of tree consultant often taken as true. • Policy (a)i. – should require a replacement • Ensure regular and appropriate pruning of trees, but not too much as so often happens • Policy (f)i. – fit for purpose does not mean anything.
	• **In general UDP policies more useful is assessing applications that Core Strategy because much more specific – make sure all included!** • **Don't allow people to withdraw applications more than once per year otherwise they try to 'game' system.**

Chapter 34 – Renewing the Legacy

Current Policy – CL and Saved UDP	Comments
Context and Character The Council will require all development to respect the existing context, character, and appearance, taking	• Policy (a) 'materials' – do we need to specify quality? • Include 'open space' within (a)

Current Policy – CL and Saved UDP	Comments
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. ▲	• Policy (c) – consider rewording policy. 'Optimise' could be abused by developers to mean 'maximise'
Design Quality The Council will require new buildings to respect urban design principles and be of the highest architectural quality, taking opportunities to improve the quality and character of the area and the way it functions. To deliver this the Council will: **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	• This is largely contextual/advisory. How/when/where is it used? • 1960s Building Buildings from the 60s are at a critical age. They are out of fashion and too young to be viewed unemotionally. Might some reference be made to the need to recognise their historical as well as architectural value?

Current Policy – CL and Saved UDP	Comments
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;	
High Buildings The Council will require new buildings to respect urban design principles and be of the highest architectural quality, taking opportunities to improve the quality and character of the area and the way it functions. To deliver this the Council will: **a.** resist proposals that exceed the prevailing building height within the context, except where the proposal is for a local or district landmark. ▲▲ **b.** 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. **c.** 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. ▲▲ **d.** resist proposals that are of metropolitan scale. ▲▲▲▲▲▲ **e.** require full planning application(s) for all buildings that exceed the prevailing height within the context. ▲▲▲▲	• Reduce emphasis on any benefit of tall building for 'legibility' or 'wayfinding'. Developers exploit such policies. The public have a reduced need for 'wayfinding' given availability of maps and GPS on mobile phones. • 'Tall' buildings rather than 'high' buildings otherwise difficulty defining 'high' – tall would be relative to area. • What is our policy? Do we need/want high buildings? If not, say so directly. • Resist proposals that exceed prevailing building height. The design would be subjective and therefore needs more clarity. • Buildings unnecessarily or overly dominant should be brought down. • Policy (j) developers exploit 'landmark' buildings. Poorly worded – are we giving the right message to developers? Are we encouraging high buildings?
Views **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. ▲ **CD2** To raise objection to development in adjoining boroughs which is considered to adversely affect views from the Chelsea riverside and its environs. ▲ **CD8** To protect important views and vistas in and around the Royal Hospital. ▲	• Need headline policy – why are we doing this? • All views policies very important – not just the river, Chelsea and Museums. This is too prescriptive. • Need for new, local views to be added • Preserve all views over open space behind houses (not necessarily visible from street). • Does this take account of English heritage setting of heritage assets, which extends the scope of

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CD10 To protect important views and vistas in and around 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; **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. ▲ ▲ **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. ▲ **CD15** To resist proposals that would encroach upon or adversely affect the setting of Holland Park. ▲ ▲ **CD16** To promote opportunities for the appreciation of Kensal Green and Brompton Cemeteries whilst protecting their special character. ▲ ▲ **CD17** To protect the long-distance view from King Henry's Mound (Richmond Park) to St Paul's. ▲ **CD63** To consider the effect of proposals on views identified in the Council's Conservation Area Proposals Statements, and generally within, into, and out of conservation areas, and the effect of development on sites adjacent to such areas. ▲ ▲ ▲ ▲	views to be considered? • Where is Brompton Cemetery? • CD63 – needs strengthening
Existing Buildings – Roof Alterations/Additional Storeys 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: 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; ▲ ▲ ▲ **CD44** ▲ ▲ ▲ To resist additional storeys and roof level alterations on: a) complete terraces or groups of buildings where the existing roof line is unimpaired by extensions, even when a proposal involves adding to the whole terrace or group as a co-ordinated design; ▲ ▲ b) buildings or terraces that already have an additional	• Need headline policy on which to hang these policies and roofline guidance in CAPS • • Extensions and roof alterations should be kept apart • CD44 – largely 'unimpaired' rooflines • Rear elevations of terraces should be in keeping with the ..... • CD44e – Review policies on balconies, terraces and roofs to keep in line with London Mayor's encouragement of green roofs. May not be in line with other 'greening' policies • CD44e – what is wrong with overlooking? • Prevent rooflines being altered by parasols, furniture, trees, shrubs etc which destroy original design idea. • Need policy to set back planting from roof balustrade line.

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storey or mansard; c) buildings that include a roof structure or form of historic or architectural interest; ▲ ▲ d) buildings which are higher than surrounding neighbours; ▲ ▲ e) buildings or terraces where the roof line or party walls are exposed to long views from public spaces, and where they would have an intrusive impact on that view or would impede the view of an important building or open space beyond; ▲ ▲ f) buildings which, by the nature of the roof construction and architectural style are unsuitable for roof additions, e.g. pitched roofs with eaves; ▲ g) mansion blocks of flats where an additional storey would add significantly to the bulk or unbalance the architectural composition; ▲ h) terraces which are already broken only by isolated roof additions. ▲ **CD45** ▲ To permit additional storeys and roof level alterations in the following circumstances: a) where the character of a terrace or group of properties has been severely compromised by a variety of roof extensions and where infilling between them would help to re-unite the group; and ▲ ▲ b) the alterations are architecturally sympathetic to the age and character of the building and would not harm its appearance. ▲ ▲ **CD46** ▲ ▲ To resist the introduction of roof terraces if: a) significant overlooking of, or disturbance to neighbouring properties or gardens would result; or ▲ b) any accompanying alterations or roof alterations are not to a satisfactory design, would be visually intrusive or would harm the street scene. ▲ ▲	• Opportunities for visually interesting roof additions where mansards not appropriate • CD45b – too open-ended • CD46b – too wordy • Make sure this policy and Extensions policy tie in with each other (CD44) and don't contradict each other
Existing Buildings – 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; ▲ ▲ **CD47** ▲ ▲ ▲ ▲ To resist proposals for extensions if: a) the extension would extend rearward beyond the existing general rear building line of any neighbouring extensions; ▲ b) the extension would significantly reduce garden space of amenity value, or spoil the sense of garden openness when viewed from properties around (see	• Shall be allowed where it is restoring an original part or feature of an old (over 100 years?) building • CD47(g) – duplicated in Amenity section? • CD 48 – can be covered in CD47 Gaps in policy: • Rear rooflights acceptable; front and side rooflights unacceptable. • Front gardens in some CAs (eg Oxford Gardens) • Paving over? • High front fencing and security gates? • Large cycle sheds, refuse sheds?

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also policy CD80); ▲▲ c) the extension would rise above the general height of neighbouring and nearby extensions, or rise to or above the original main eaves or parapet; ▲ d) the extension would not be visually subordinate to the parent building; ▲ e) on the site boundary, the extension would cause an undue cliff-like effect or sense of enclosure to neighbouring property; ▲ f) the extension would spoil or disrupt the even rhythm of rear additions. Full width extensions will not usually be allowed; ▲ g) the adequacy of sunlight and daylight reaching neighbouring dwellings and gardens would be impaired, or existing below standard situations made significantly worse (see Planning Standards Chapter); h) there would be a significant increase in overlooking of neighbouring properties or gardens; ▲ i) the detailed design of the addition, including the location or proportions or dimensions of fenestration or the external materials and finishes, would not be in character with the existing building (some exception may be allowed at basement level). ▲ j) the extension would breach the established front building line; ▲ k) an important or historic gap or view would be blocked or diminished. ▲ **CD48** ▲▲▲ To resist proposals for conservatories if: (a) located at roof level; (b) located significantly above garden level; (c) covering the whole width of the property; (d) located on a corner site; **CD49** ▲▲▲▲ To resist side extensions to buildings if: (a) the architectural symmetry of a building, terrace or group of buildings would be impaired; (b) the original architectural features on a formal flank elevation would be obscured; (c) access to the rear of the property or of those adjoining would be lost or reduced. **CD55** To ensure that the character of mews properties is preserved and enhanced and to resist inappropriate alterations and extensions. ▲▲▲ **CD56** - To resist the loss of, and inappropriate alterations and extensions to artists' studios. ▲▲	
Existing Buildings – Subterranean Development **New policy currently being drafted**	• Resist subterranean developments in all CAs – incompatible with CS policy C05 • Tighter controls required on subterranean development and stability test of adjacent buildings, not just immediate neighbours required.
Shopfronts n. require alterations to existing shopfronts to preserve those elements that contribute to their traditional character, such as corbels, part-glazed doors, fascia,	• Need headline policy to drive up quality • Need policy for new shopfronts fascia, signage, access

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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. **CD72** To require, where shop units are combined, new shopfronts and signage to be installed within the original surrounds and not to obscure them. ▲ ▲ ▲ **CD73** To resist open shopfronts. ▲ ▲ **CD74** To resist new shopfronts which would involve the removal of existing separate access to residential accommodation or preclude the restoration of such access if already removed, and to seek, where possible, the reinstatement of such access. ▲ ▲ ▲	• Policy on shopfronts needs to be stronger to control amalgamation of shopfronts x2 • What about high quality new shopfronts? • What is wrong with open-style shopfronts that are well-designed and add to vibrancy of retail streets? • Tables and chairs and related advertising? • Policy (o)i. – Must have some guidance on 'style' • CD72 Surely 'resist' combining shopfronts • CD73 What types of open shopfronts? Some may be traditional (fishmongers), others ethnic...
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 discreetly so that visual amenity is not impaired.	• Where is policy for resisting loss of walls, railings and trees in front gardens? • Clarify that permeability should be achieved as a result of development not accept previous impermeability (check handwriting?) • Policy (a)iv. – reword as it contains double negative • Policy (b) – should consider sound/noise aspects of micro-generation and other equipment • Should reference sustainable additions eg. support where no visual amenity PVs and green roofs • Article 4 directions
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; ▲ ▲	• Stronger headline policy • Rethink – activities and uses which support/create character of area eg. pubs • Preserve sheltered housing and low-rent housing eg. Harrison Homes, Octavia Hill • Policy (c) – why should it be a replica? Only replica if good design is not proposed. • Be in harmony with the contextual architecture.

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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. ▲	Maintain the architectural integrity of the area • Mock Georgian. Mock Victorian. Might it be possible to include a policy to deter mock or pastiche facades? Good design is more about originality or innovation than about copying.
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; ▲	• NPPF defines locally listed buildings as heritage assets – do we need these specifically recognised? • Do heritage partnerships need specific recognition? • Encourage sympathetic change of use where the alternative is leaving a building to rot.

Current Policy – CL and Saved UDP	Comments
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. ▲ **CD26** - To encourage the improvement of land which is environmentally poor and buildings in poor condition by investment and refurbishment or new development. ▲	• Could this heading be expanded so it's not just an architectural term and can be understood by general public? • Define Amenity. Human rights? Protection of quiet enjoyment of home? • Roof terraces and green roofs – include? • Protecting/providing rear gardens • Policy (b) – we live in tight-packed K&C – we must be prepared to be overlooked • CD26 – action eg S215