

4 Conservation and Development

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GENERAL POLICIES

Part I Policies and Reasoned Justifications

- 4.i. London's physical environment is diverse. Some areas are run down or heavily congested and in desperate need of improvement. At the other extreme, London boasts some of the finest buildings and urban landscapes in the world. The quality of London's physical environment is of great importance to people living in the Capital. It is also important in determining London's overall image as a city attractive to residents, visitors and investors.
- 4.ii. The importance of protecting and enhancing the overall quality of the environment is emphasised by both Regional Guidance for the South East (RPG9) and Strategic Guidance for London Planning Authorities (RPG3). The Royal Borough's unique residential character is a major contributor to London's diversity and vitality. A large part of the Borough derives its character and townscape from its heritage of eighteenth, nineteenth and early twentieth century buildings. The Council has designated 35 conservation areas, some centred on the major estates and on the many garden squares. Encompassing about 70% of the Borough, these conservation areas vary in character and their appeal often depends on subtle aspects of the local scene. The Borough also contains some 3,800 buildings which are listed for their special architectural or historic interest. The Council considers that this special character should be protected and that all new development should contribute to the enhancement of Kensington and Chelsea's environmental quality.
- 4.iii. Areas of distinctive architectural character and historic interest such as the strategically important view of St. Paul's Cathedral must be protected from obtrusive development (RPG3 paragraphs 8.18-8.19). The Proposals Map identifies those parts of the Borough to be protected under this policy.
- 4.iv. The strategic importance of the Thames and the functions it serves is recognised in Strategic Planning Guidance for the River Thames (RPG3B/9B), issued in 1997. This guidance emphasises the need to maintain and improve the quality of the built environment, to conserve and enhance the character of the natural and historic environments and to encourage and facilitate the use of the River and riverside for transport and recreational purposes.
- 4.v. The Council is concerned that people with special mobility needs are not prevented from using services or buildings to which the public have access, because of building design or location.

- 4.vi. As an historically rich city, London has a variety of archaeologically significant areas. Such areas are particularly sensitive to new developments. Therefore proposals likely to have an impact on such sites must take this into account.
- 4.vii. In order to contribute to London's overall environmental quality, the Council proposes the following strategic policies:

STRAT 9

To seek to ensure that all development preserves and enhances the residential character of the Royal Borough.

STRAT 10

To protect Listed Buildings and to preserve and enhance the character or appearance of Conservation Areas, Areas of Metropolitan Importance, Areas of Local Character, and other buildings or places of interest.

STRAT 11

To promote high environmental and architectural design standards in new developments and in alterations and additions to existing buildings.

STRAT 12

~~To protect London's skyline and strategic views, particularly the strategic view of St Paul's Cathedral from King Henry's Mound.~~

STRAT 13

~~To protect the River Thames and its setting, to enhance its character and amenity and ensure that the integrity of the river's flood defences is maintained.~~

STRAT 14

~~To ensure that people with special mobility needs have equality of physical access throughout the Borough.~~

STRAT 15

~~To protect Ancient Monuments and Sites of Archaeological Interest.~~

LOCAL POLICIES

4.1 OBJECTIVES

- 4.1.1 A large part of the Borough derives character and townscape value from its heritage of buildings of architectural and historic character, many of which also lie within areas designated as conservation areas. These are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance.
- 4.1.2 The policies of this chapter are intended to ensure the provision of an environment which can satisfy the needs of modern life, whilst maintaining its quality, and to allow change in a sensitive way so that social and economic well-being is maintained.
- 4.1.3 There are four overall objectives for conservation and development:
- (A) To protect and enhance areas of character throughout the Borough, both in terms of use and the physical environment.
 - (B) To ensure that all development respects local character, is of a high standard of design, takes into account people with special mobility needs and does not adversely affect residential amenity.
 - (C) To preserve and enhance the Borough's conservation areas and listed buildings.
 - (D) To protect and enhance the natural environment and to preserve the archaeology of the Borough.

4.2 PROTECTING AND ENHANCING AREAS OF EXISTING CHARACTER

- 4.2.1 As well as the Council's designated conservation areas and listed buildings, dealt with in detail in Section 4.5, there are Areas of Metropolitan Importance and Areas of Local Character which should be protected. This section includes policies for all areas of significance requiring protection. These areas are considered first as they set the general context within which many of the later policies should be considered.

AREAS OF METROPOLITAN IMPORTANCE

- 4.2.2 The following areas, as shown on the Proposals Map, are considered to be of special character with an importance which extends beyond

the Borough's boundary. These are: the Thames Policy Area, (which includes Royal Hospital), and the South Kensington Museums Area. The following policies recognise their special character.

Thames Policy Area

4.2.3 By virtue of its character and appearance the Thames and foreshore constitutes one of the greatest of all London's areas of metropolitan importance. The boundary of the area has been enlarged to include Chelsea Creek and the World's End Estate. It is also contiguous with those of the London Borough of Hammersmith & Fulham and Westminster City Council. It is also a site of metropolitan importance for nature conservation. The Council has designated the whole of the Thames within the Borough boundaries as a conservation area and produced a proposals statement. Its detailed guidance should be referred to in consideration of any proposals affecting the Riverside. The proposals statement will be updated to reflect the advice contained in RPG3B/9B. The Thames Strategy - Kew to Chelsea, is currently in preparation and the Council will consider its adoption as supplementary planning guidance in due course.

4.2.4 The greater part of the stretch of the Thames lying within the Borough is bounded by Chelsea Embankment which carries extremely heavy traffic. As opportunities arise, the Council will implement environmental improvement schemes, to enhance the setting of the Embankment.

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.

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.

CD2 To raise objection to development in adjoining boroughs which is considered to adversely affect views from the Chelsea riverside and its environs.

4.2.6 The Council will encourage a variety of appropriate riverside uses including transport links, recreation and servicing of boats, providing they are environmentally acceptable (see also Transportation Chapter).



The Secretary of State for the Environment, Transport and the Regions has issued directions relating to Cremorne Wharf. In considering planning applications for this site, the Royal Borough will have regard to these directions which seek to maintain it for use as a wharf and require notification to the Secretary of State of any relevant planning applications (see paragraph 12.7.11 of the Environment Chapter). In considering development proposals for adjacent sites the Council will seek to ensure that land uses are sensitively located to minimise conflict with wharf activities.

CD3 — ~~To resist development where it would result in the loss of Cremorne Wharf.~~

Thames-side Vessels and Structures

4.2.7 The River is an important transport route, and with its foreshore and banks is a unique open space with a special environmental character. Permanently moored vessels and structures can adversely affect this unique character and reduce the River's potential as a navigable waterway. The policy below will also apply to the extension of riverside sites into the River. In considering any applications the Council will take account of the former LPAC's Thames-side Planning Guidelines for vessels and structures.

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.

4.2.8 Floating structures relating to the River for transport purposes may be permitted. Cadogan Pier has potential for greater use by river traffic.

4.2.9 The only area of residential moorings within the Borough is that at Battersea Reach. Guidelines for the design of replacement boats and existing vessels are contained in the Thames Conservation Area Proposals Statement. The extension of the moorings area would be detrimental to the character of the Riverside particularly if the gap between the areas of moorings were encroached upon.

CD5 To seek to protect and enhance the established area of residential moorings at Battersea Reach.

Riverside Development

4.2.10 The character of the Riverside owes much to the buildings and open spaces which adjoin it. The Royal Hospital and its grounds, the Chelsea Physic Garden and the buildings on Cheyne Walk are of particular importance. The character changes to the west with the World's End Estate and industrial buildings on Lots Road. The high buildings of the World's End Estate are not in character with the remainder of the Riverside and should not be seen as a precedent for similar developments. Any new development should enhance the special character of the Riverside. To achieve this objective the Council will, on appropriate sites encourage developers to provide a mix of uses, including public uses, especially on the lower floors fronting the river. New development should also provide a safe and interesting environment. Design quality and sensitivity to local context are also important. Adequate pre-application consultation should be undertaken and design statements will be required with all applications, the content of which should follow the advice contained in RPG3B/9B.

CD6 To require any development on the riverside to preserve and enhance the waterfront character, protect or improve physical and visual links between the River and the rest of the Borough, and be of a height no greater than the general level of existing building heights to the east of Blantyre Street.

4.2.11 The Thames Path National Trail is a long distance walking route formally opened by the Countryside Commission in July 1996 in accordance with its statutory responsibilities and approved by the Secretary of State for the Environment, Transport, and the Regions. The Council supports the designation of the Thames Path and will ensure, as the opportunity arises, that this path is provided westward to the Borough boundary (from the east side of Battersea Bridge, including a path beneath that bridge). Consideration will also be given to the provision of a bridge over Chelsea Creek to link up with the Riverside Walk at Chelsea Harbour. In implementing the Path proposals the Council will seek to achieve the standards and guidance set out in The Thames Path National Trail Interim Development Strategy 1998-2001 produced by the Countryside Commission. The Council will also encourage separate provision for cyclists to be incorporated alongside the riverside walkway, subject to practicability and safety considerations, and promote completion of the Sustrans Thames Cycle Route. (See also Policy LR19 of the Leisure and Recreation Chapter.)

CD7 To ensure the provision of a riverside walk within appropriate developments.

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.)

CD8 To protect important views and vistas in and around the Royal Hospital.

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.

CD9 To protect the open spaces surrounding the Royal Hospital from inappropriate development both in the landscaped areas themselves and in the neighbouring streets.

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.

CD10 To protect important views and vistas in and around the South Kensington Museums Area.

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).

- 4.2.16 The area has a precinct character, but is generally outward-looking rather than enclosing its own space. This makes the preservation and enhancement of the area particularly difficult, not least because of the presence of major roads. The area may be defined by its predominantly cultural and institutional character, stemming from the museums and Imperial College. There are residential uses in close proximity and there is very little commercial intrusion.

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;**
- b) seeking reinforcements of the axial layout formed by the tower of the Natural History Museum, the Colcutt Tower and the Royal Albert Hall in any redevelopment on the site of Imperial College;**
- c) encouraging better conditions for viewing the main facades within the precinct area and proposing environmental improvement schemes where appropriate;**
- d) seeking improvements in setting-down facilities for coach-borne visitors (see also Transportation Chapter);**
- e) encouraging greater use of the South Kensington pedestrian tunnel for affording access to and circulation within the precinct and proposals to make it more attractive; and**
- f) maintaining a pedestrian arcade with direct access to South Kensington Station.**

- 4.2.17 The importance of the wider area is recognised and includes parts of Imperial College and the Albert Hall within the City of Westminster. The institutions, particularly the museums, are keen to promote improvements to the area. The Council will promote proposals for enhancement of the Museums Area particularly Exhibition Road and the foot tunnel, to include traffic management, pedestrian circulation and environmental improvements.

METROPOLITAN OPEN LAND

- 4.2.18 RPG3 refers to areas of Metropolitan Open Land (MOL), originally defined in the GLDP as strategic open land of value to the whole of London or part of London stretching over several Boroughs. These areas provide attractive breaks in the built-up area, provide open air facilities and contain features or landscapes of historic, recreational, or natural importance. Each area of MOL contains particular leisure uses which the Council will protect and enhance. The Council seeks to protect its areas of MOL (Kensington Gardens, Holland Park and Brompton and Kensal Green Cemeteries) by the following policies. (See STRAT 47)

CD12 To resist development on Metropolitan Open Land and to protect and enhance its existing uses.

Kensington Gardens

- 4.2.19 Kensington Gardens, together with Hyde Park, is managed by the Royal Parks Agency. It is a Site of Metropolitan Importance for Nature Conservation. The skyline of buildings around it is particularly important. Kensington Gardens was included in the Royal Parks Review for the Secretary of State for the Environment. The Council supports the proposals in the Review to preserve and enhance the special character of Kensington Gardens.

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.

Holland Park

- 4.2.20 Holland Park, which is owned by the Council, is of particular historic and landscape value. A management strategy has been prepared for the park. It is also included within a conservation area for which there is a proposals statement.

CD15 To resist proposals that would encroach upon or adversely affect the setting of Holland Park.

Cemeteries

- 4.2.21 Two other principal open spaces in the Royal Borough are the cemeteries, dating back to the 1830's and designated as Metropolitan Open Land. They were conceived as places of beauty, of botanic and other interest. Both have been designated as conservation areas. They are social and historic 'documents', also worthy of conservation as nature reserves, botanic gardens and sculpture parks. The Council will promote their appreciation by, for example, encouraging improved access, landscaping, paths, signs and visitor information, but at the same time ensure that their character is not unduly affected by greater numbers of visitors or new visitor facilities.

CD16 To promote opportunities for the appreciation of Kensal Green and Brompton Cemeteries whilst protecting their special character.

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 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).

CD17 To protect the long-distance view from King Henry's Mound (Richmond Park) to St Paul's.

AREAS OF LOCAL CHARACTER

- 4.2.23 Areas of Local Character contribute to the diversity and interest of the Borough and are found both inside and outside existing conservation areas, and have a distinct character which the Council will seek to preserve and enhance.

The Grand Union Canal

- 4.2.24 The Grand Union Canal in the north of the Borough provides a welcome break in the built-up area. It has a unique character which should be protected. It is also a Site of Metropolitan Importance for Nature Conservation. The opportunity will be taken, in connection with any development, to improve the visual appearance of canalside areas, in a manner sensitive to the type of development and the character of the canal. The canal and its towpath also have further potential for transport and leisure activities. These will be encouraged, providing they are not environmentally damaging.

CD18 To resist development that would adversely affect the setting of the canal.

~~**CD19 To encourage use of the canal for the movement of freight and passengers and for recreation.**~~

~~**CD20 To encourage canalside development which relates to water-based activities and recreation.**~~

CD21 To encourage improved access to the canalside.

- 4.2.25 Residential moorings can provide life and colour to the canalside scene, but they should not conflict with other canal users or local amenity.

~~**CD22 to permit residential moorings on the Grand Union Canal provided that:**~~

~~**a) there are adequate services for permanently moored vessels;**~~

~~**b) other canal users (both water and land-based) are not adversely affected; and**~~

~~**c) local residential amenity is not affected.**~~

Public Open Space

- 4.2.26 Parks and gardens under the control of the Council and the Royal Parks Agency provide a valuable amenity, wildlife and recreational resource. It is important that all public open space is protected. (See also Leisure and Recreation Chapter).

Private Open Space

- 4.2.27 In addition there are other important open spaces not under the Council's control which contribute significantly to the quality of the

urban environment. They are valuable not only because some public access may be afforded, but also for their history, wildlife value and visual amenity. They include some of the Royal Hospital grounds, Burton's Court, the Chelsea Physic Garden, Chelsea Rectory garden, the Moravian Burial Ground, Kelfield Gardens, the grounds of the Duke of York's Headquarters and the grounds of the College of St. Mark and St. John, Chelsea. (See also Leisure and Recreation Chapter.)

- 4.2.28 Small areas of private open space and gardens also make a significant contribution to local character. In this intensively developed part of London, such areas have an amenity value to residents which far outweighs their limited size. The Council is concerned that new buildings, extensions to existing buildings and other works including helicopter facilities (See Policy TR45 of the Transportation Chapter) and swimming pools should not be allowed to intrude into private open space or gardens, which on their own or together with neighbouring gardens, are important to the character of the particular area or to the general character of the urban scene. (See Policy LR8 and LR14 of the Leisure and Recreation Chapter).

CD23 To protect and enhance, and to resist the loss of existing public and private open space which makes, or is capable of making, a contribution to an area's character or appearance; and to resist proposals which would adversely affect its setting.

Garden Squares

- 4.2.29 There are over 100 garden squares in the Borough, which are major elements in its character providing welcome contrast to the densely built-up townscape. The mature trees, shrubs and other planted areas combine with boundary railings to give areas which are attractive, secluded, relatively peaceful and can provide wildlife habitats. This rather fragile character may be destroyed by even the most minor development. In particular, the provision of underground car parking can have detrimental effects due to the provision of ramps, retaining walls, entrances, pedestrian stairs and means of ventilation and signage. It can also result in reduced soil depth and consequent restrictions on planting. The Council considers that protection of their special character is of great importance. See also policies TR42 and LR8. Minor proposals relating to the gardens' use as open space will be treated on their merits.

CD24 To resist development in, on, over or under garden squares, in order to protect their special character; and to promote proposals for their enhancement.

Gardens of Special Historic Interest

- 4.2.30 The following gardens and open spaces are included in the Register of Parks and Gardens of Special Historic Interest in England compiled by English Heritage: The Boltons, Brompton Cemetery, Cadogan Place, Chelsea Physic Garden, 100 Cheyne Walk, Edwardes Square, Hans Place, Holland Park, Kensal Green Cemetery, Kensington Gardens, Ladbroke Square Gardens, Royal Hospital, Chelsea and Ranelagh Gardens, St. Luke's Gardens, the Commonwealth Institute Gardens and The Roof Gardens at 99 Kensington High Street (see Map 2).

CD25 To protect Parks and Gardens of Special Historic Interest from development which would have an adverse effect on the site, setting or enjoyment of any part of their grounds and to encourage the maintenance of their historic character.

Other areas of character

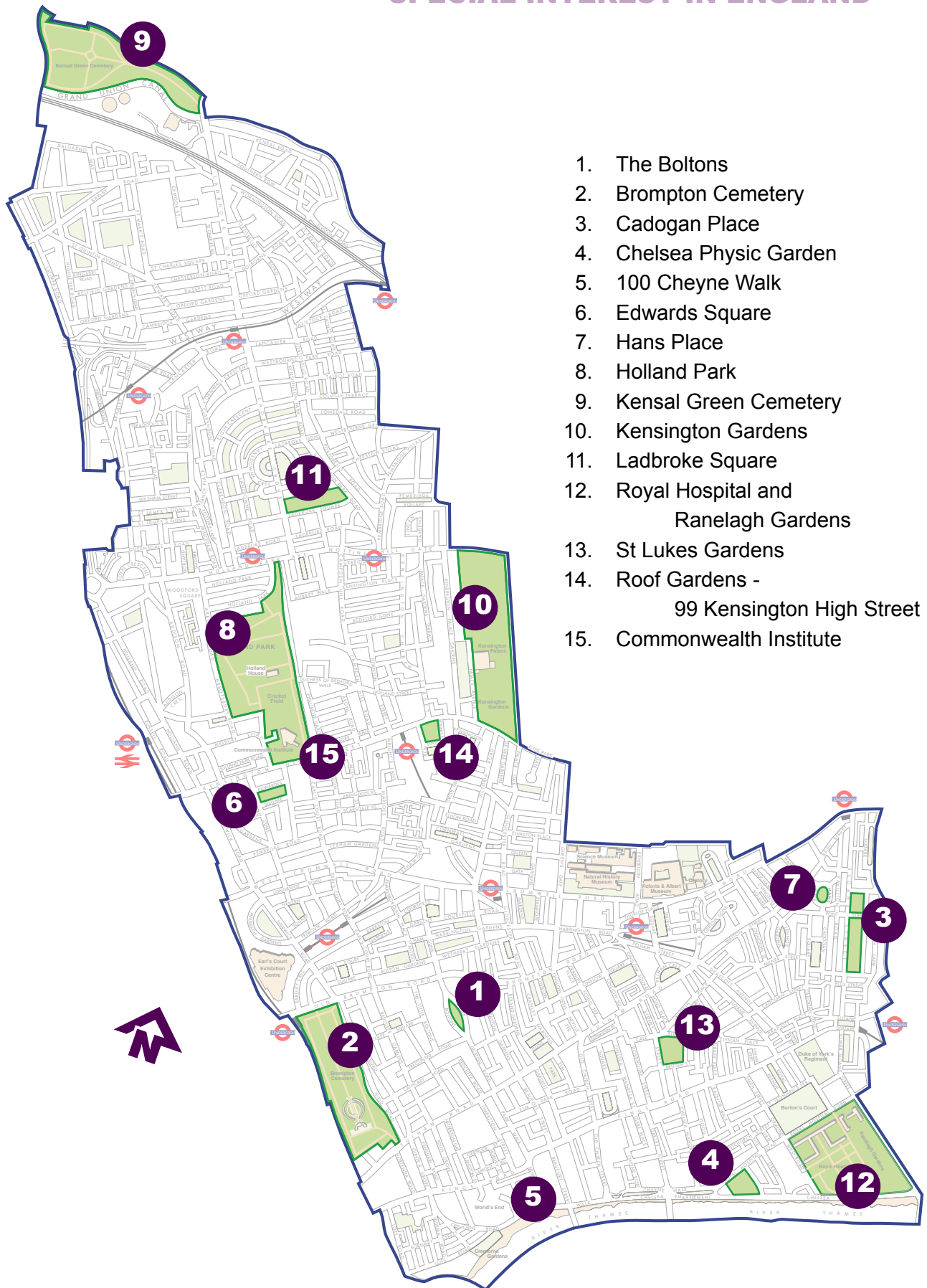
- 4.2.31 The Council has identified other areas of character. All are of interest, but conservation area designation is not necessarily applicable in every case. These are: The Earl's Court Road area; Portobello and Golborne Roads; King's Road; and Kensington High Street.
- 4.2.32 Supplementary Planning Guidance and proposals for these areas will be prepared as the need arises. When adopted, non-statutory guidance will be applied to all development within the area concerned. The Council has prepared studies for King's Road and Kensington High Street.

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.
- 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.

CD26 To encourage the improvement of land which is environmentally poor and buildings in poor condition by investment and refurbishment or new development.

MAP 2 REGISTER OF PARKS AND GARDENS OF SPECIAL INTEREST IN ENGLAND



Revised RBKC UDP 2002 (2007) showing 'expired' policies struck-out, in red-shaded boxes.

- 4.2.35 However, the Council will have regard also to the value to the community of those activities, often small-scale, generally service or craft orientated, whose economic existence depends on a pool of low-cost property. (See Offices and Industry Chapter).

4.3 CONTROL OF DEVELOPMENT

- 4.3.1 The policies below apply in all parts of the Borough.

Standards of Design

- 4.3.2 The Council is concerned that the quality of architectural design of development in all areas of the Borough should be of a high standard. Development may also provide opportunities for environmental benefits such as sitting-out, sports or landscaped areas.

CD27 To ensure that all development in any part of the Borough is to a high standard of design and is sensitive to and compatible with the scale, height, bulk, materials and character of the surroundings.

Urban Design

- 4.3.3 Quality in urban design is an essential component in the control of development. It includes the relationship between different buildings; the relationship between buildings and the streets, squares, parks, trees and other vegetation, waterways and other spaces which make up the public domain; the nature and quality of the public domain itself; the relationship of one part of a city with other parts; and the patterns of movement and activity which are thereby established.

- 4.3.4 The policy below is intended to reinforce and enhance the traditional urban pattern of the Royal Borough in a number of ways:

- By maintaining free movement, particularly of pedestrians, through the streets of the Borough (permeability);
- By preserving and creating features which contribute in a positive way to the legibility of the built environment (that is, the way the urban environment is recognised and understood) including landmarks, building lines, open spaces, views, vistas and key locations such as important cross roads, shopping centres or public gathering places;
- By ensuring visually interesting and secure streets by the provision of active frontages in appropriate locations, the maintenance of defensible space, and the provision of appropriate uses and design of upper floors to ensure informal surveillance of the public realm;

- By preserving and creating those features which contribute to the special character of the Royal Borough.

CD28 To require development to be physically and visually integrated into its surroundings by:

- a) preserving existing public routes, creating new routes where appropriate, and extending links to maintain a high level of accessibility, (see Transportation Chapter)**
- b) ensuring that the appearance of buildings form a pattern which reflects the traditional urban form of the Borough, by maintaining and creating new building lines and giving a coherent form to the spaces enclosed by new buildings. Buildings and features should also be designed to emphasise the relative importance of main routes, and of key locations such as important cross-roads, shopping centres, or other public gathering places;**
- c) maintaining a clear distinction between private and public space, and ensuring the provision of active building frontages, particularly at ground floor level in appropriate locations, and the incorporation of doors and windows to provide physical and visual links between buildings and the public domain;**
- d) preserving and creating those aspects of architecture and urban form which contribute to local distinctiveness and character such as plot widths, building lines, roofscape and open space.**

Energy Efficient Design

4.3.5 One of the objectives of sustainable development in the Borough is to promote energy conservation through building design where appropriate. Technology is rapidly changing in this area of building construction, and includes improvements in insulation and the use of devices such as solar panels. However, energy efficient buildings are more difficult to design in a densely built-up area such as the Royal Borough, because there is more overshadowing and orientation is less flexible. Conservation area and listed building policies may also restrict the use of some energy saving proposals. The re-use and up-grading of existing buildings rather than redevelopment should always be considered as an option where appropriate. (See paragraph 2.5.13 of the Context Chapter 'Sustainable

Development Objectives', Policy PU14 of the Environment Chapter and Advice Note 'Conserving Energy by Design')

CD29 ~~To encourage energy efficiency through the siting, landscaping, design, use and re-use of materials, orientation and lighting of buildings.~~

Infill Development

4.3.6 Infill development is more common than large-scale redevelopment in the Borough. If sensitively handled it may reinforce local character. Its form should therefore largely be determined by its townscape context. Local height, bulk, scale, building lines and materials should be carefully considered in developing appropriate designs.

CD30 ~~To require infill development to:-~~

- ~~a) conform to the existing building lines and overall scale and character of the area;~~
- ~~b) have respect to the form and materials of adjoining buildings; and~~
- ~~c) have regard to open spaces which are important to the proposed development and the surrounding area.~~

Backland Development

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.

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.**

Subterranean Developments

- 4.3.8 A shortage of development land and high land values have resulted in increasing pressure to build new structures below ground. It is important that such development does not harm the amenity and character of the surrounding area, or the structural stability of surrounding buildings and in particular of listed buildings and buildings within Conservation Areas.

CD32 To resist subterranean developments where:

- a) the amenity of adjoining properties would be adversely affected; or**
- b) there would be a material loss of open space; or**
- c) the structural stability of adjoining or adjacent listed buildings or unlisted buildings within conservation areas might be put at risk; or**
- d) a satisfactory scheme of landscaping including adequate soil depth has not been provided; or**
- e) there would be a loss of trees of townscape or amenity value.**
- f) there would be a loss of important archaeological remains**

Plot Ratio for Non-Residential Development

- 4.3.9 Plot ratio is used to assess the maximum quantity of accommodation which may be provided in non-residential developments, and is a planning tool which can indicate building bulk and levels of activity likely to be generated by development of a site. Plot ratio is not an exact control. In assessing what would be an acceptable building bulk for a site, the plot ratio standard will be the starting point. However, it cannot of itself be the determining factor, because, for example, a building with above average floor-to-ceiling heights will have a greater building bulk, but will have the same plot ratio as a lower building. The emphasis will be on the design and compatibility with adjoining buildings, the effect on the character and amenity of the area and on traffic. The Council is concerned that development to high plot ratios allowed in the past has had harmful consequences for the character and environment of the Borough. The Council will therefore be seeking lower plot ratios in new development in order to achieve a reduction in the intensity of development and thereby protect the residential character and quality of environment of the Borough. In all cases critical examination of the massing, traffic generation, access to public transport and employment density of the scheme will also be undertaken.

- 4.3.10 No standard could be expected to be universally applicable, however a plot ratio of up to 2:1 will normally be acceptable. In areas which derive their character from low intensity of building, a plot ratio lower than 2:1 will be expected; on the other hand plot ratios of up to 2.5:1 may be appropriate in areas of more intensive existing development. Over 2.5:1 may be justified only on townscape grounds.
- 4.3.11 This plot ratio assessment may also apply to extensions to existing buildings.
- 4.3.12 Guidance on the calculation of plot ratio is contained in the Planning Standards Chapter.

Sunlight and Daylight

- 4.3.13 Sunlight and daylight are valued elements in a good quality living and working environment. This is particularly the case in the Borough, where historic patterns of development have resulted in buildings often very close together. This helps to give the Borough its special character, but means less light within buildings and also within gardens and open spaces.
- 4.3.14 Badly designed developments can make adjoining properties and their gardens gloomy and unattractive. Where particular owners or occupiers will experience a loss of light as a result of a proposed development, this may be material to the consideration of the proposal. However, the aim of the Council's policies is to protect the quality of the area's environment generally, safeguarding those amenities which ought to be protected in the public interest.
- 4.3.15 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 to which it 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 will 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 otherwise be appropriate to do so. 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.

- 4.3.16 Within new developments, the Council will be seeking good light conditions, taking into account the general levels of light 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 of light now than in the past.
- 4.3.17 These policy aims do not stand in isolation and must be weighed with other planning objectives. Conservation and design considerations will often justify closer spacing of buildings to protect the traditional character and close-knit urban fabric of the Borough.
- 4.3.18 The Council's policies will be relevant to most developments, to impact on existing residential and non-residential properties and sites, and to the light conditions within proposed residential development and non-residential development. In the case of non-residential development, existing and proposed, it will be necessary to assess whether the occupants have a reasonable expectation of a particular standard of daylight and/or sunlight. Schools, hospitals, hotels, and many small workshops and offices will usually benefit from good light conditions. Light, including sunlight, is also important to the enjoyment of gardens and open spaces, and these will normally be included in the assessment.

CD33 To resist development which significantly reduces sunlight or daylight enjoyed by existing adjoining buildings and amenity spaces.

CD34 To require development to be designed to ensure good light conditions for its buildings and spaces.

- 4.3.19 In assessing developments, the Council will, where necessary, have regard to the guidelines in 'Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice', published by the Building Research Establishment BRE. A summary of the most relevant parts of the BRE guide is contained in the Planning Standards Chapter.

Privacy

- 4.3.20 The Borough has the highest residential density in Great Britain, and where good standards of privacy exist, within buildings and open spaces, it is a highly valued amenity. In assessing development proposals the Council will seek to protect the existing privacy of residents and, where appropriate, the working population and to ensure good standards of privacy within new development. Buildings in the Borough, however, are often close together and some loss of privacy as a result of development may be unavoidable. Where particular owners or occupiers will experience a loss of privacy, this will be material to the consideration of the proposal. However the aim of the Council's policies is to safeguard those amenities which deserve to be protected in the public interest.

- 4.3.21 In considering development proposals the Council will not be seeking to ensure that they meet any particular minimum or maximum standard. 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 account of the prevailing general standards of privacy in that local environment.
- 4.3.22 In some situations it will be appropriate to take the opportunity offered by development to achieve an improvement in privacy conditions where these presently fall below the standard generally prevailing in the area, or where it would otherwise be appropriate to do so. 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.
- 4.3.23 Within new developments, the Council will be seeking good standards 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 of privacy now than in the past. A distance of about 18 metres between opposite habitable room windows reduces inter-visibility 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.
- 4.3.24 A common cause of loss of privacy in the Borough is the construction of terraces or balconies above garden level. Where existing levels of privacy are good, development involving new, direct overlooking from a balcony or terrace into an adjoining habitable room window or private garden below should be avoided, especially at first floor level. Where residential accommodation already has access to a garden this will be taken into account in considering the proposal to add a balcony or terrace. Generally, the size, position and angle of view into adjoining properties and gardens will be taken into account, along with the existing levels of privacy.
- 4.3.25 These policy aims do not stand in isolation and must be weighed with other planning objectives. Conservation and design considerations will often justify closer spacing of buildings to protect the traditional character and close-knit urban fabric of the Borough.
- 4.3.26 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.

CD35 To require development to be designed to ensure sufficient visual privacy of residents and the working population.

- 4.3.27 Where appropriate the Council will attach conditions to planning permissions to ensure that developments do not significantly reduce the privacy enjoyed by adjoining properties. These include requiring the use of obscured glass, prohibitions on the insertion of windows in particular facades, requiring windows to be kept fixed shut, and the provision of planting boxes on terraces.

Sense of Enclosure

- 4.3.28 A certain degree of 'sense of enclosure' will often be experienced by occupants of property. This can relate to both the public and the private domain. There may become a point where a proposal for development would result in an increase in enclosure so that it becomes an unacceptable burden on the occupiers of adjacent property. This could occur where the amount of adjoining habitable accommodation within a dwelling unit is limited, or is situated within the lower floors of buildings with openings on to light wells. 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.

CD36 To resist development where it would result in a harmful increase in the sense of enclosure to nearby residential property

High Buildings, Views and Vistas

- 4.3.29 The skylines and roofscape of large areas of the Royal Borough are sensitive to ill-considered change. Existing high buildings will not be considered as precedents. The former LPAC has published a study of high buildings in London as a guide to draft strategic planning advice. In considering proposals for high buildings, the Council will have regard to this advice. Policy CD37 will be applied to extensions to existing high buildings as well as new development.
- 4.3.30 The Council's policies on views and vistas are contained in other sections of the Conservation and Development Chapter. While not intended to be exhaustive, these policies are: CD1, CD8, CD10 (Areas of Metropolitan Importance); CD13, CD14, CD15, CD17 (Metropolitan Open Land); CD18 (Areas of Local Character); CD63, CD69 (Conservation Areas and Listed Buildings) and CD85 (Archaeology and Ancient Monuments). In applying these policies, account will be taken of circumstances where the subject of a view or vista may be compromised by a new development immediately to one side or behind as much as a building constructed in

front. The Council will produce Supplementary Planning Guidance for those areas where skylines and vistas are important to the Borough's townscape and historic character.

GD37 ~~**To resist a new high building which would significantly exceed the height of neighbouring buildings and which would harm the skyline.**~~

4.3.31 The Council will also take account of:

(a) the effect on aviation. (The Council is required to consult with the Secretary of the Civil Aviation Authority in respect of any proposed building, structure, erection or works exceeding 90 metres in height within the area shown on the safeguarding map for London (Heathrow));

(b) wind turbulence;

(c) disruption of telecommunications beam channels;

(d) the proximity of high chimneys;

(e) the location of existing underground tunnels and proposed routes for new Underground lines which might affect the potential siting or depth of deep foundations. (See also Transportation Chapter).

Landscaping

4.3.32 The Council considers that open spaces, both large and small, make a vital and significant contribution to the character of the Borough. It is important that where open space forms part of a development, it is landscaped to a high standard. Landscaping may be defined as the treatment of space around and between buildings. This includes all the components of external spaces - hard and soft surfacing, boundaries, street furniture, lighting and service provision, trees and other planting. The aim of good landscaping should be both to enhance the appearance of a development and to minimise its impact on the surrounding area. Where appropriate, the Council will require that Planning Obligations are entered into in order to achieve implementation of landscaping.

CD38 **To ensure that where open space forms part of a proposal it is designed and landscaped to a high standard.**

4.3.33 As well as displaying aesthetic benefits, landscaping should be functional. It can serve a variety of purposes - minimise vandalism, increase privacy, improve safety and security, reduce maintenance, provide sitting-out areas, make efficient use of space, provide protection from the effects

of weather and microclimate, provide wildlife habitats and minimise the intrusiveness of noise and air pollution. With thought given at the outset to the intended function of a particular area, features, materials and species can be chosen that fulfil the desired role. Developments in the past have often left small areas unbuilt upon. These can be eliminated to a large degree by good design. Where unavoidable these areas should be landscaped to a high standard.

- 4.3.34 A well-designed open space should take into account all characteristics of the site and surrounding influences. Existing features can add maturity, visual continuity and act as wildlife habitats in a development. Wherever possible such features should be retained and utilised fully in the new design.

Security and Safety in Design

- 4.3.35 The Council will require that development takes user safety into account. This will include consideration for proper street lighting, traffic and parking provision, and the location and design of pedestrian access routes.

CD39 To require that the design of new and altered buildings or areas adequately takes into account the safety and security of the users of the facilities and that of neighbouring residents.

- 4.3.36 The Council will also have regard to the standards set out in the 'Police Architectural Liaison Manual of Guidance' published by the Home Office, Police requirements in 'Secured by Design' and advice in Circular 5/94: 'Planning Out Crime'.

Noise

- 4.3.37 The residential amenity of the Borough can be adversely affected by various sources of environmental disturbance, including noise and vibration, from certain types of development. Dwellings may also suffer noise nuisance from external sources such as roads, railways or by the transmission of noise through walls, and floors, from other dwellings. Commercial properties may also adversely affect residential amenity, particularly food and drink establishments (A3 uses), through mechanical equipment and noise and disturbance. Environmental disturbance is a matter of concern to a great many people as it affects everybody one way or another. Whilst most people accept that some sources of environmental disturbance in a modern society are inevitable they also expect it to be mitigated wherever possible.
- 4.3.38 The Council will seek to ensure that all development with noise nuisance potential is sited away from residential and other noise sensitive areas. In considering planning applications for new mechanical equipment, the

Council may impose conditions or seek planning obligations to moderate the noise mechanical equipment emits, and restrict the hours of operation of plant and equipment. The Council will have regard to the advice in PPG24 'Planning and Noise'. (See also Shopping, Environment and Planning Standards Chapters).

CD40 To resist proposals where the noise generated by the use or activity would cause material disturbance to occupiers of surrounding properties.

CD41 To ensure that residential developments include adequate protection of the internal environment from the effects of noise.

4.3.39 The Council will ensure that Policy CD41 is applied to proposals for the subdivision of existing buildings for residential purposes.

Access For All

4.3.40 The Council will ensure that all non-domestic developments (see Glossary) are designed and built to mobility and wheelchair standards. The provision of features such as wide doors, ramps and lifts enables all members of the community to make use of the development whether they have a disability, are elderly, pushing a pram, or carrying a heavy weight. Wherever possible such considerations will also apply to changes of use, alterations and extensions to such buildings. Car parking associated with the development should include bays of appropriate width and be suitably close to the development. The Council will also seek mobility and wheelchair standard housing in housing developments. (See Policy H28 of the Housing Chapter).

CD42 To require that all non-domestic developments, including where possible, changes of use, alterations, and extensions to existing buildings are accessible to people with special mobility needs, incorporating level access into the building.

4.3.41 Exceptions may be allowed for on listed buildings and some buildings in conservation areas to avoid damage to their architectural or historic interest.

4.3.42 The Council will ensure that in its own works adequate access and facilities for people with special mobility needs will be provided.

4.3.43 People with special mobility needs include those with physical disabilities and/or sensory impairment; the elderly; and people with small children, prams and buggies. (See Planning Standards Chapter for details of designing for access).

Internal Access

- 4.3.44 The Council will encourage internal access in buildings which are open to the public or used for employment or education purposes for people with special mobility needs, through negotiations and Part M of the Building Regulations together with other relevant legislation. Developers should refer to the Director of Building Services for more information on internal provision.

Per Cent for Art

- 4.3.45 The Council's policy for Per Cent for Art is contained in the Leisure and Recreation Chapter (see Policy LR36 and paragraph 11.5.14 of the Leisure and Recreation Chapter).

Development and Planning Standards

- 4.3.46 The Council will use the standards set out in the Planning Standards Chapter to assess whether development proposals are in accordance with the policies of the Plan.

GD43 ~~To have regard to the standards set out in the Planning Standards Chapter in determining applications for development.~~

- 4.3.47 The standards set out are those which the Council consider will be likely to achieve development in accordance with the policies of the Plan and will in appropriate cases provide the basis for deciding planning applications and for determining conditions attached to planning permissions.

4.4 ALTERATIONS AND EXTENSIONS TO BUILDINGS

- 4.4.1 The majority of planning applications received by the Borough are for alterations and extensions to buildings. This section sets out the policies which will be applied when considering such applications. These policies apply in addition to those in the 'Control of Development' section.

Additional Storeys and Roof Level Alterations

(See also High Buildings, Views and Vistas).

- 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.

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 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.**

- 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.

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.**

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.

4.4.5 Principles for the design of roof additions are illustrated in figure 2.6 §in the Planning Standards Chapter.

Roof Terraces

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.

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.**

4.4.7 Account will be taken of whether the residential unit has access to any other amenity space.

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.

- 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.

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 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.

Conservatories

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.

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;

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.

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.

- 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.

Other Alterations

- 4.4.13 Alterations and extensions are often necessary to modernise, adapt or extend the life of a building. If unsympathetically carried out they may individually spoil the appearance of buildings or collectively be detrimental to the townscape.

CD50 To permit alterations only where the external appearance of buildings or the surrounding area would not be harmed.

- 4.4.14 Such alterations may include the following: the replacement of windows or glazing patterns; the replacement of panelled front entrance doors; the repair or replacement of stucco other than to the original design; the permanent removal of projecting mouldings; balustrades, chimneys or other architectural details; the permanent fixing of any form of equipment or structure to the facade; the rendering or painting of a brick-faced building; security works including alarms and cameras; shutters or grilles; ventilation/extract ducts and plant; front walls and railings; and signs which are not advertisements.

- 4.4.15 The Council will pay particular regard to those unsympathetic small-scale developments and extensions which may cause harm to the street scene, and the residential character or amenity. The significance of these lies in the incremental and cumulative effects which can so easily be detrimental to the local environment.

CD51 To resist unsympathetic small-scale developments which in themselves cause harm and where the cumulative effect of a number of similar proposals would be detrimental to the character of the area.

Plant and Equipment

- 4.4.16 Increasingly buildings are incorporating air conditioning, and ventilation equipment, both on new buildings and as alterations to existing buildings. Not only can this equipment be unsightly, but it can cause harm to nearby residents by reason of noise and odours. It is important that all new plant and equipment is incorporated in a sympathetic manner. Ideally they should be incorporated inside the building, and any vents should be located so that they do not cause problems to residents or other occupiers of nearby buildings. Where plant and equipment is to be added to existing buildings, they should be sympathetically located so that they do not cause material harm to the building, or to the amenity of nearby residents. Where appropriate, planning conditions/obligations will be used to control the noise levels of new plant and equipment. (See also paragraph 4.3.37 of this chapter).

CD52 To resist the installation of plant and equipment where:-

- a) they would cause material harm to the appearance of the building or the character of the area, or**
- b) noise or vibration generated would cause material disturbance or nuisance to occupiers of surrounding properties, or**
- c) odours would cause material disturbance or nuisance to occupiers of surrounding properties.**

Telecommunications Apparatus

- 4.4.17 Developments in telecommunications have led to changes in the way telephone and television systems operate. Both broadcasting and reception create demands for various forms of antenna (including satellite dishes). The General Permitted Development Order and Telecommunications Code Systems Operators' Licences allow certain telecommunications developments to take place without the need for planning permission, but in some cases allow the planning authority to require changes to siting and appearance with the aim of protecting amenity. The Council will use these powers to minimise the impact of telecommunications development and follow the advice contained in Planning Policy Guidance Note 8. The Council will encourage the use of communal satellite dishes on blocks of flats. Some domestic satellite dishes may be installed as permitted development under the General Permitted Development Order. Where permission is required, the following policy will apply.

CD53 To permit satellite dishes and antennas except:

- a) on listed buildings where their special character would be harmed; or**
- b) on the front, side and above rooflines of buildings where harm to the character or appearance of the area would be caused; or**
- c) in other parts of the Borough where they would cause material harm to the appearance of the surrounding area.**

4.4.18 Where complying with the above policy, new satellite dishes will only be permitted if:

- (a) they are no more than 0.9m in diameter (exceptions may be made in the case of Telecommunications Code Operators);
- (b) they are located as discreetly as possible on the building concerned, and coloured to blend in with their surroundings;
- (c) there is not more than one dish per residential building.

4.4.19 In view of the rapidly changing technology in this field, planning permissions will only be granted for a limited period. The Council will prepare planning guidelines on the siting and location of satellite dishes and for the apparatus connected with cable television.

Forecourt and Off-Street Parking

4.4.20 Forecourt parking can be particularly harmful to the appearance of a street, particularly in front of terraced houses, and can increase the apparent width of the road. (See also Transportation Chapter).

CD54 To resist off-street car parking in forecourts and gardens if:

- a) the proposal would result in the loss of a material part of the existing garden space;**
- b) the proposal would result in the loss of any trees of amenity value (including street trees);**
- c) the proposal would result in the demolition of most of the street garden wall or railing, or lead to an unsightly breach in it, particularly where the wall**

or railings form part of a uniform means of enclosure to a terrace and an essential feature of street architecture;

d) the car, when parked on the hardstanding, would obstruct daylight or outlook enjoyed by a basement dwelling.

Mews

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)

CD55 To ensure that the character of mews properties is preserved and enhanced and to resist inappropriate alterations and extensions.

Artists' Studios

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 of alterations. This pressure is threatening the essence and character of these studios and consequently, undermining the artistic traditions of the Borough. (See Policy LR37 of the Leisure and Recreation Chapter).

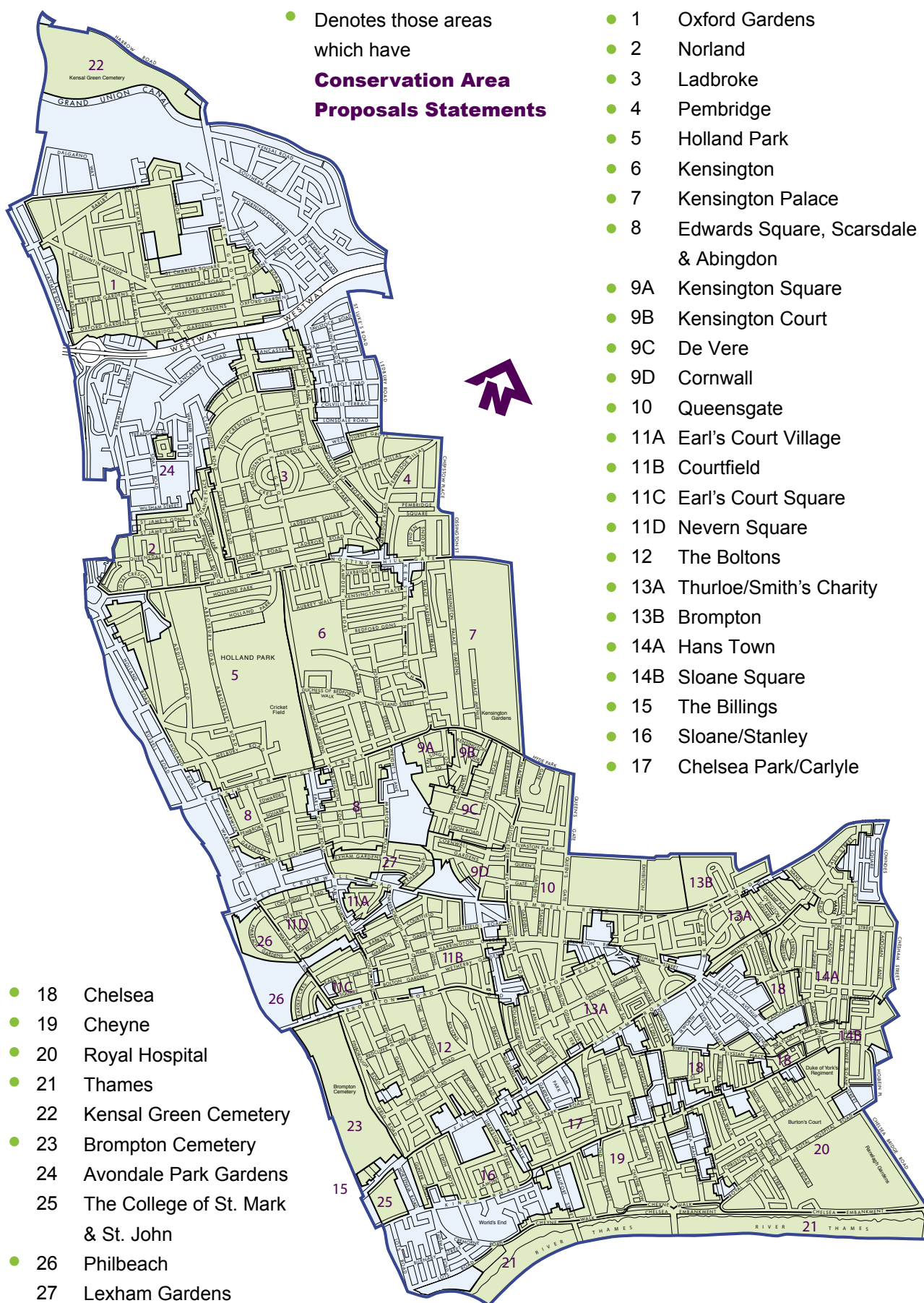
CD56 To resist the loss of, and inappropriate alterations and extensions to artists' studios.

4.5 CONSERVATION AREAS AND LISTED BUILDINGS

Conservation Areas

- 4.5.1 There are currently 35 conservation areas in the Borough, covering about 70% of its area. The Council will consider from time to time whether conservation areas should be extended or new areas designated. The programme of preparing proposals statements for all existing conservation areas will be completed and those in need of review will be updated.
- 4.5.2 A list of conservation areas and Conservation Area Proposals Statements appears in Appendix 1. Conservation areas are identified on Map 3 and also shown on the Proposals Map.
- 4.5.3 Each statement identifies the characteristics which contribute to the special nature of the conservation area and includes guidance which ensures its preservation and enhancement. Guidelines for the design of new building work (including extensions and alterations to existing properties), as well as proposals for enhancement work to be carried out by the Council itself, are also included. The preparation or review of Conservation Area Proposals Statements, and the enforcement or implementation of any proposals identified in them, will be carried out in consultation with local amenity groups.
- 4.5.4 The Statements will set out detailed guidance to interpret and elaborate on development control policies set out in the Plan. Such detailed guidance will be applied to all relevant planning applications.
- CD57 To pay special attention to the desirability of preserving or enhancing the character or appearance of each conservation area.**
- 4.5.5 In many cases the character of an area depends not only on the fabric of existing buildings, but also on the ambience created by trees and gardens, walls and railings, external features and materials. The mix of land uses may contribute to the character of an area and in retail streets the design of shopfronts and signs are important.
- CD58 To encourage and contribute to the improvement of the environment of conservation areas.**
- CD59 To seek the implementation of specific proposals which have been agreed in Conservation Area Proposals Statements as resources permit, and in consultation with amenity groups, commercial interests and other relevant bodies.**

MAP 3 CONSERVATION AREAS



Revised RBKC UDP 2002 (2007) showing 'expired' policies struck-out, in red-shaded boxes.

- 4.5.6 The Council will support the improvement of the environment of conservation areas through street works and the upkeep of open spaces. Many conservation areas are cluttered by street furniture such as lamp-posts and signs and, where possible, the Council will reduce unnecessary elements. The Council will pay particular attention to the design and location of street furniture in conservation areas.

Demolition

- 4.5.7 The architectural quality of a building and its contribution to the character and appearance of a conservation area may be severely compromised by substantial demolition, and this will be taken into account when the Council considers any proposals. It is considered that a building's contribution to the character of a conservation area stems not only from its street frontage but also the side and rear elevations. The historic plan form and integrity of the buildings also make a significant contribution to the character of the conservation areas. Redevelopment behind a retained front facade therefore is generally not acceptable.

CD60 To resist demolition or substantial demolition of buildings in conservation areas unless:

- a) the building or part of the building structure makes no positive contribution to the character or appearance of the area; or**
- b) the condition of the building is proved to be such that refurbishment is not possible; and**
- c) a satisfactory scheme for redevelopment has been approved.**

- 4.5.8 Any consent for demolition will normally be subject to a condition that the building shall not be demolished until a contract for new work has been made.

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. 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.

CD61 To ensure that any development in a conservation area preserves and enhances the character or appearance of the area.

CD62 To ensure that all development in conservation areas is to a high standard of design and is compatible with:

a) character, scale and pattern;

b) bulk and height;

c) proportion and rhythm;

d) roofscape;

e) materials;

f) landscaping and boundary treatment;

of surrounding development.

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.

4.5.10 In order for the Council to consider fully and in detail any proposals for new buildings, alterations, or extensions which will affect the character or appearance of a conservation area, sufficient information must be supplied with any planning application.

CD64 To require full planning applications in conservation areas where a proposal is likely to affect the character or appearance of the conservation area.

4.5.11 In dealing with applications for alterations and extensions, the Council will seek to enhance buildings by encouraging the reinstatement of missing architectural features.

Listed Buildings

4.5.12 There are over 3,700 buildings, widely dispersed within the Royal Borough, which are included in the Statutory List of Buildings of Special Architectural or Historic Interest. The Council considers that their preservation, protection and correct maintenance is of great importance.

- 4.5.13 The Council will, as the need arises, propose further buildings suitable for listing to the Department of Culture, Media and Sport.
- 4.5.14 In cases where there is an imminent threat to such buildings by demolition or development proposals, the Council will consider use of its powers to serve Building Preservation Notices.

Demolition of Listed Buildings

- 4.5.15 The Council has control over the proposed demolition of all listed buildings in the Borough. The general presumption is that all buildings on the statutory list will be preserved because of their architectural or historic interest. Redevelopment behind a retained facade is usually unacceptable.

CD65 To 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).

Works to Listed Buildings

- 4.5.16 In dealing with works to listed buildings there is a presumption firmly in favour of preservation. All proposed works to the building should be shown on an application for listed building consent. It should be demonstrated that any matter that might be the subject of control under other legislation or by another authority can be dealt with, without adversely affecting the building's character.

- 4.5.17 The other policies in this chapter will also apply to listed buildings.

CD66 To resist proposals to alter listed buildings unless:

- a) the original architectural features, and later features of interest, both internal and external, would be preserved; and**
- b) alterations would be in keeping with the style of the original building; and**
- c) all works, whether they be repairs or alterations, are carried out in a correct scholarly manner, under proper supervision, by specialist labour where appropriate; and**
- d) the integrity, plan form and structure of the building including the ground and first floor principal rooms, main staircase and such other areas of the building as may be identified as being of special interest are preserved.**

- 4.5.18 The Council will provide advice on the repair and maintenance of listed buildings. Detailed advice will also be provided in Conservation Area Proposals Statements and other publications. In considering proposals to alter listed buildings the Council will encourage the removal of later inappropriate additions and alterations and also the reinstatement of original features.

Uses

- 4.5.19 The best use for a listed building is the use for which it was designed, and this use, particularly where residential, should continue. Proposals for the change of use of listed buildings which were designed for uses no longer required will be considered in the light of other policies in the Plan. The new and adapted use must not diminish the architectural or historic value of the building. The implications of complying with other statutory requirements, e.g. for fire escapes, will be taken into account in determining applications for change of use.

CD67 To encourage the use of listed buildings for their original purpose.

CD68 To resist the change of use of a listed building which would materially harm its character.

- 4.5.20 The setting of listed buildings is of great importance, particularly landscaped spaces and the character of neighbouring properties. Unsympathetic neighbouring development may detract from the setting of buildings on the statutory list.

CD69 To resist development which would adversely affect the setting of a listed building.

4.6 SHOPFRONTS AND ADVERTISEMENTS

Shopfronts

- 4.6.1 Many of the shopping streets in the Borough are of national and international repute; many are included in or border on conservation areas. Though the perceived quality of any particular proposals for new advertisements or shopfronts must depend, at least to some extent, on aesthetic taste, excessive or inconsiderate advertisement defeats its own ends. (See also Supplementary Planning Guidance - Design and Conservation of Shopfronts and Shopping Streets).

- 4.6.2 The Council's aim is to protect or improve the general quality of advertisement and shopfront design and to limit the quantity where excess would spoil the character of particular shops or shopping areas. The Council will prepare, for the guidance of applicants, from time to time, comprehensive design guidelines for shopfronts and advertising for each of the Borough's principal shopping streets. Design guidelines have already been prepared for Kensington High Street, Earls Court Road, King's Road and Portobello Road. Guidelines will also be incorporated in Conservation Area Proposals Statements.

CD70 To encourage the retention of shopfronts of quality, either original to the building or later and of historic value. In those exceptional cases where the fabric is beyond repair, the replacement should be designed as a scholarly replica of the existing shopfront in respect of its design, form, detailing and materials.

- 4.6.3 A shopfront should not be designed in isolation but conceived as part of the whole building into which it is fitted. The fascia and columns or pilasters which support it form the frame into which the shopfront is set. Whilst there may be scope for individual design in shopfronts it is important that this frame is maintained in order to relate the shopfront to the building above and neighbouring properties.

CD71 To seek that all new shopfronts respect the building's original structural framework.

- 4.6.4 In old buildings, the original fascia and pilasters or columns which form the frame of the shopfront should be retained or reinstated as appropriate.

CD72 To require, where shop units are combined, new shopfronts and signage to be installed within the original surrounds and not to obscure them.

- 4.6.5 Modern shopfronts 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 shopfront is situated.

- 4.6.6 All shopfronts should incorporate the property number in their design.

- 4.6.7 Open shopfronts can break up the continuity of a street frontage and leave an undesirable gap in a shopping parade. The creation of an open shopfront 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.

CD73 To resist open shopfronts.

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.

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.

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.

4.6.10 Shopping centres are public places and therefore it is particularly important that high street premises are accessible to all. Easy access for people with special mobility needs, both into and within buildings, is generally beneficial to all shoppers. Retailers and developers are referred to Part M of the Building Regulations and to the shopfront design guides produced by the Council.

~~**CD75 To require where appropriate that shopfront premises are accessible to people with special mobility needs, including level access and appropriate door widths into the building.**~~

Advertisements

4.6.11 The Council considers it important to control signs and advertisements since, if insensitively handled in size, design and siting, they can detrimentally affect amenity by causing harm to the character and appearance of buildings and streets and add clutter and visual confusion to the street scene.

CD76 To resist advertisements if:

a) by reason of size, siting, design, materials or illumination they would harm the appearance of a building or the street scene; or

b) they would adversely affect public safety.

4.6.12 Certain types of advertisements can cause particular harm to the appearance of buildings and the street scene, and the Council will therefore discourage the following: freestanding advertisements on forecourts, signs or advertisements above fascia level, and more than one projecting sign per shop unit. The Council will exercise firm control over advertisements in conservation areas and on listed buildings. Illuminated box signs are particularly inappropriate in these areas and on such buildings.

4.6.13 Projecting signs should be located at fascia level and should not damage original mouldings or console brackets. Size, design and illumination will be carefully controlled.

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.

CD77 To permit awnings or blinds which are in character with the age and style of the building in which they are situated.

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.

4.6.16 Bright, fluorescent, glossy or metallic finish blinds, and those which obscure fascias will generally be discouraged.

4.6.17 Blinds will generally not be permitted above first floor sill level.

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.

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.

Hoardings

4.6.19 Advertisement hoardings, either free-standing or attached to buildings, are generally considered to be unacceptable as permanent features of the street scene as they detract from townscape quality.

CD79 To resist the erection of permanent hoardings.

4.6.20 Temporary hoardings may be approved where they can be advantageously used for screening of building sites or land which is unsightly and where such hoardings would not in themselves be injurious to amenity or constitute a danger to public safety. In the case of buildings in need of refurbishment, consent for an advertising hoarding will only be granted when a contract has been let for the works.

Estate Agents' Boards

4.6.21 The proliferation of estate agents' boards in the Borough has been curbed through the identification of areas where they may not be displayed without express consent. Within these areas, advertisement consent will be required for any estate agent's board. These areas, subject to the Secretary of State's direction, will be periodically reviewed. Agents are advised to check with the local planning authority whether or not an area is subject to special controls before erecting boards.

4.7 TREES

(See also Planning Standards Chapter)

4.7.1 Trees in cities are a valuable amenity which once removed can rarely be adequately replaced; it is often only when a tree has been removed, that its value becomes apparent. Trees act as screens; they provide privacy and mask unwelcome views. Trees are valuable as contrast and relief to bricks and mortar and can be complementary to new developments. Trees act as barriers to wind and noise and as a filter to pollution. They are also a wildlife resource. The following section reflects the duty placed on local authorities, under section 197 of the Act, to include appropriate provision for the preservation and planting of trees by the imposition of planning conditions in granting planning permission.

CD80 To resist development proposals that would result in unnecessary damage or loss of trees.

CD81 To encourage the planting of trees, particularly in new development.

4.7.2 The Council recognises the importance of trees as valuable elements of the urban landscape. The consent of the Council must be obtained if it is proposed to cut down, prune (lop, top), uproot or destroy any tree which is the subject of a Tree Preservation Order (TPO). Most of the significant trees in the Borough are already protected by TPOs but the Council will continue to make new Orders where particular trees or groups of trees are threatened. Trees in conservation areas are also protected. Six weeks notice must be given to the Council if it is proposed to carry out any work to a tree in a conservation area. This applies only to trees with a trunk diameter greater than 75mm at 1.5m in height. The purpose of this requirement is to give the Council a final opportunity to make an Order where appropriate before work is carried out. Penalties for contravention are the same as those for trees which are subject to a TPO.

4.7.3 The Council views unauthorised tree works very seriously and will pursue a policy of initiating prosecution in appropriate cases. The Council will give publicity to this policy and the penalties.

CD82 To resist the loss of trees unless they are dead, dying or potentially a public danger, causing an actionable nuisance or, exceptionally, when removal is required in a replanting programme.

CD83 To require where practicable an appropriate replacement for any tree that is felled.

4.7.4 Where development is permitted on sites with existing trees which are to be retained, it is important to protect the trees from damage during building operations. The Council will attach appropriate conditions to planning permissions to ensure the necessary protective measures are put in place and maintained. Further guidance is given in the Planning Standards Chapter.

CD84 To ensure adequate protection of trees on sites in the course of development.

4.7.5 The Council will encourage tree planting throughout the Borough to ensure that there is a stock of younger trees growing to maturity to replace trees removed for reasons of safety or good practice. The use of native trees should be encouraged, where appropriate.

- 4.7.6 The Council will pursue a programme of street tree maintenance and replacement planting in accordance with good arboricultural practice designed to maintain and , where possible, improve the current standard of amenity afforded by the Council's stock of street trees.
- 4.7.7 The Council will increase the stock of trees on public land throughout the Borough by its tree planting programme. Planting will normally have priority in less attractive areas and in those areas where there is a noticeable absence of mature trees. The Council is concerned to ensure that a sufficient number of appropriate trees are provided in conjunction with development. The Council will co-operate with societies and groups interested in the conservation and planting of trees.

4.8 ARCHAEOLOGY AND ANCIENT MONUMENTS

- 4.8.1 Archaeological remains constitute the principal surviving evidence of the Borough's past but are a finite and fragile resource very vulnerable to modern development and land use. Once removed, that part of the past is lost forever. The destruction of such remains should be avoided wherever possible and should never take place without archaeological excavation and record.

CD85 To encourage the conservation, protection and enhancement of sites of archaeological interest and their settings and their interpretation and presentation to the public.

CD86 To require, where development is proposed on sites of archaeological significance or potential that:

- a) desk based assessment and where necessary archaeological field evaluation takes place before development proposals are determined;**
- b) remains and their settings are permanently preserved either in situ, or exceptionally by record; and**
- c) provision is made for an appropriate level of archaeological excavation and recording to take place prior to development commencing on site.**

CD87 ~~To encourage co-operation between landowners, developers and archaeological organisations, in accordance with the principles of the British Archaeologists' Liaison Group Code of Practice.~~

4.8.2 Special attention will be given to the Sites of Archaeological Importance shown on the Proposals Map and on the Museum of London's sensitivity map and schedule.

4.8.3 The Royal Borough contains the following Scheduled Ancient Monuments: the Brick Kiln in Walmer Road and Kensington Palace.

CD88 To preserve and enhance all scheduled ancient monuments and other nationally important archaeological sites and monuments in the borough, including their settings.

4.9 CHURCHES AND OTHER PLACES OF WORSHIP

4.9.1 Churches not only have a religious purpose but also often play an important role in the community and contribute to the townscape of that area. Where a place of worship is declared redundant, its community, townscape or architectural value should be retained. (See also Social and Community Uses Chapter.)

4.9.2 Where a place of worship is threatened with redundancy the Council's objectives will be where possible:

- (a) to encourage use by an alternative religious community as a place of worship;
- (b) to retain buildings of architectural, townscape or landmark value;
- (c) to retain a meeting hall or other community facilities;
- (d) to ensure that conversion works respect the external design and interior space of the building;
- (e) to seek that if the building is not to be used for worship, the upkeep and maintenance will be provided for, and public access can be arranged to view architectural features;
- (f) In exceptional circumstances, where it is not possible to retain religious buildings, the Council will seek their replacement by buildings of equal landmark value.

CD89 To retain where possible religious buildings of architectural or townscape merit.

- 4.9.3 The Council will seek to protect churchyards for their social, historic, landscape and wildlife interest.

4.10 PLANNING POWERS AND LOCAL AUTHORITY ACTIVITY

- 4.10.1 The Council will seek the improvement of the environment using the following tools.

Planning Briefs and Guidelines

- 4.10.2 Many potential development sites require detailed planning guidance, to supplement the Council's policies and to make clear other local and site specific requirements. Planning briefs and guidance notes fulfil this role.

GD90 — ~~To prepare planning briefs and guidelines for important potential development sites and in considering proposals to have regard to the adopted briefs and guidelines.~~

- 4.10.3 After the preparation of a planning brief or guidance notes, there may, on occasions be considerable delay in development proposals coming forward. In these cases and where circumstances have significantly changed, the Council will up-date the brief or guidance notes accordingly (see paragraph 14.3.9 of the Monitoring & Implementation Chapter).

Environmental Improvements

- 4.10.4 The Council is committed to improving the local environment and will identify areas and sites where improvement schemes would be beneficial. As well as implementing its own schemes it will encourage other organisations to carry out such works.

GD91 — ~~To identify areas and sites which would benefit from environmental improvement schemes, and implement such schemes as resources permit in consultation with local residents, businesses and other groups.~~

Planning Obligations

- 4.10.5 Some proposals for development, when implemented, may create a need for a particular facility or may have a damaging impact on the environment or local amenity. When these matters cannot be satisfactorily resolved through the use of planning conditions, it will usually be reasonable for planning obligations to be sought or offered to overcome these difficulties.

Revised RBKC UDP 2002 (2007) showing 'expired' policies struck-out, in red-shaded boxes.

4.10.6 Planning obligations can be positive in requiring the provision of a particular benefit or benefits reasonably related to the development, or they can be negative in restricting the use of the land in a specific way.

4.10.7 Where appropriate, the Council will seek to secure planning obligations from development to protect the local environment and to maintain the Borough primarily as a residential area. (See Monitoring and Implementation Chapter).

CD92 Where appropriate, the Council will negotiate planning obligations to achieve conservation and development aims and objectives.

Grants

4.10.8 The Council, as well as seeking improvements to the local environment through the control of development, also takes a positive role in offering grants and loans for suitable schemes.

4.10.9 The Council will offer grants and loans, as resources permit, to encourage groups and individuals to carry out works of enhancement, including:

(a) the restoration of architectural detail on listed buildings and buildings in conservation areas;

(b) repairs and restoration of mews arches;

(c) the reinstatement of railings around garden squares; and

(d) improvements in access for people with special mobility needs.

Environmental Assessment

4.10.10 Proposals for large developments may have major environmental implications. The Council will require environmental impact assessments from developers in appropriate cases. (See paragraph 12.3.10 of the Environment Chapter.)

Street Furniture and Paving

4.10.11 The Council will seek to improve street furniture and paving with the aim of providing consistent and attractive designs to enhance the Borough's character. It will lead by example and promote a high quality of street furniture design.

4.10.12 The Council and statutory undertakers are responsible for most of the street furniture and paving throughout the Borough. The Council will ensure that in its own provision of street furniture and paving, design and siting will be sensitive to local character. However, provision of many

items of street furniture, for example telephone kiosks and bus shelters, is by authorities other than the Council. To protect the environment of the Borough, the Council will seek to influence the siting and design of these items through normal consultation procedures. (See Environment Chapter).

- 4.10.13 Existing street furniture will be rationalised where the opportunity arises and historic features such as bollards, lamps and coal hole covers will be preserved where possible.
- 4.10.14 The following policies are proposed to control and influence the design and siting of street furniture and paving.

CD93 To discourage excess street furniture.

CD94 To encourage, good quality street furniture of unobtrusive design, in harmony with the street scene, sited to minimise visual clutter and to allow clear and safe passage for people with sensory and mobility difficulties.

CD95 To seek the preservation of historic street furniture and other structures.