

Conservation and Design Policy Review

Draft policy changes

Consultation Document

5th December 2012

This paper sets out the proposed amalgamation of policies in the Core Strategy policies in the Engaging Public Realm and Renewing the Legacy chapters with those remaining 'CD' policies from the UDP.

The proposed changes are best summarised in this table:

CL1	Context and Character	Move the section on views to a new policy, otherwise little change
CL2	New Buildings, Extensions and Modifications to Existing Buildings	Incorporate UDP policies and split into separate policies on: <ul style="list-style-type: none">• Design Quality• Basements [subject to its own review]• Roof alterations / additional storeys• Extensions and Modifications• Shopfronts• Views and Building Heights
CL3	Heritage Assets - Conservation Areas and Historic Spaces	Little change
CL4	Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology	Little change
CL5	Amenity	Some minor modifications
CL6	Small scale alterations and additions	Minor changes
CR policies	(public realm)	Some are modified to incorporate UDP policies, but stay substantially the same.

Details of the actual policy changes are given on the table that starts overleaf.

An index setting out where existing policies are proposed to be 'ending up' is given at the end of the document.

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Detailed Table of Proposed Changes

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

The proposed ‘synthesised’ policy is set out in the central column. The table is arranged by the numerical order of the proposed new policy structure.

The third column provides space for comments.

Renewing the Legacy Chapter

Existing Policy	Proposed Policy with Changes deleted text struck through , new text <u>underlined in red</u>	Comments on Changes
CL1 Context and Character	CL1 Context and Character	
The Council will require all development to respect the existing context, character, and appearance, taking opportunities available to improve the quality and character of buildings and the area and the way it functions, including being inclusive for all.	The Council will require all development to respect the existing context, character and appearance, taking opportunities available to improve the quality and character of buildings and the area and the way it functions, including being inclusive for all.	Small fine tunings
To deliver this the Council will:	To deliver this the Council will:	
CL1(a). require development through its architecture and urban form to contribute positively to the context of the townscape, addressing matters such as scale, height, bulk, mass, proportion, plot width, building lines, street form, rhythm, roofscape, materials, vistas, views, gaps and historic fabric;	a. require development, through its architecture and urban form, to contribute positively to the context of the townscape, addressing matters such as <u>through matters such as appropriate</u> scale, height, bulk, mass, proportion, plot width, building lines, street form, rhythm, roofscape, materials <u>and historic fabric as well as vistas, views, gaps, and open space;</u> and historic fabric;	Amend text to tighten policy slightly and to reflect comments in public workshop: include ‘open space’. In drafting the CS we tried to avoid ‘appropriate’ to avoid ‘what does that mean’ – but is that too pedantic? It is a useful word...
CL1(b). require the analysis of context to be drawn from an area that is proportionate and relevant to the size of the development site;	b. require the analysis of context to be drawn from an area that is proportionate and relevant to the size of the development site;	No change
CL1(c). require the density of development to be optimised relative to context;	c. require the density of development to be optimised relative <u>appropriate</u> to context;	Amend text to reflect comments in public workshop: remove ‘optimise’ – encourages overdevelopment? See also comment on ‘appropriate’ at CL1(a) above
CL1(d). require riverside and canalside development to enhance the waterside character and setting, including opening up views and securing access to the waterway;	d. require riverside and canalside development to enhance the waterside character and setting, including opening up views and securing access to the waterway;	No change
CL1(e). resist development which interrupts, disrupts or detracts from strategic and local vistas, views and gaps;		Move to Views policy
	<u>e. require development within the Thames Policy Area to protect and improve the strategic importance and iconic role that the Thames plays in London;</u>	New policy to reference Thames Policy Area
CL1(f). require a comprehensive	f. require a comprehensive approach	No change

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Existing Policy	Proposed Policy with Changes deleted text struck through , new text <u>underlined in red</u>	Comments on Changes
approach to site layout and design including adjacent sites where these are suitable for redevelopment, resisting schemes which prejudice future development potential and/or quality.	to site layout and design including adjacent sites where these are suitable for redevelopment, resisting schemes which prejudice future development potential and/or quality.	
<p>CD31 To resist the development of backland sites if:</p> <p>a) there would be inadequate vehicular access, or</p> <p>b) the amenity of adjoining properties would be adversely affected, or</p> <p>c) there would be a loss of open space, or</p> <p>d) the character of the area would be harmed.</p>	<p>g. resist <u>require</u> the development of backland sites if <u>to</u> there would be inadequate vehicular access, <u>ensure vehicular and pedestrian access is properly integrated into the surrounding street network and that the scale and massing respect the hierarchy of the existing urban block so as not to negatively impact on the character of the area; or</u></p> <p>b) the amenity of adjoining properties would be adversely affected, or</p> <p>c) there would be a loss of open space, or</p> <p>d) the character of the area would be harmed.</p>	<p>Re-working of CD31 (a) and (d). Arguably the whole policy is covered by other policies – vehicular access and layout issues by CR policies, amenity by CL5, and character by this policy (CL1). However, may be as well to keep it as 'backland' is sometimes seen as a special case. However, the amenity clause (b) is not needed as CL5 covers this well. (c) is proposed to be deleted as it would seem to remove any potential for development – unless it is changed to refer to loss of public open space – in which case it is covered by CR policies elsewhere.</p> <p>Added a new policy to CL5 to overcome gardens being made too small from garden grabbing.</p>
<p>CD55 To ensure that the character of mews properties is preserved and enhanced and to resist inappropriate alterations and extensions</p>	<p>h. ensure that the character of mews properties is preserved and enhanced and to resist inappropriate alterations and extensions;</p>	<p>Direct translation from CD55</p>
<p>CD56 To resist the loss of, and inappropriate alterations and extensions to artists' studios.</p>	<p>i. resist the loss of, and inappropriate alterations and extensions to artists' studios.</p>	<p>Direct translation from CD56</p>
<p>CD89 To retain where possible religious buildings of architectural or townscape merit.</p>		<p>Remove – superfluous</p>
<p>Policy CL 2 New Buildings, Extensions and Modifications to Existing Buildings</p>	<p>CL2 Design Quality</p>	<p>*New policy Separate CL2 into smaller, more manageable, policies</p>
<p>The Council will require new buildings, extensions and modifications to existing buildings to be of the highest architectural and urban design quality, taking opportunities to improve the quality and character of buildings and the area and the way it functions.</p>	<p>The Council will require new buildings, extensions and modifications to existing buildings <u>all development</u> to be of the highest architectural and urban design quality, taking opportunities to improve the quality and character of buildings and the area and the way it functions.</p>	<p>Modification to introduction to reflect new policy focus.</p>
<p>To deliver this the Council will, in relation to: Architectural Design</p>	<p>To deliver this the Council will:</p>	<p>Remove subheadings to reflect separation of policy</p>
<p>CL2(a). require development to be:</p> <p>i. Functional - fit for purpose and legible;</p> <p>ii. Robust - well built, remain in good condition and adaptable to changes of use, lifestyle, demography and climate;</p> <p>iii. Attractive - pleasing in its</p>	<p>a. require development to be:</p> <p>i. Functional - fit for purpose and legible;</p> <p>ii. Robust - well built, remain in good condition and adaptable to changes of use, lifestyle, demography and climate;</p> <p>iii. Attractive - pleasing in its</p>	<p>No change</p>

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composition, materials and craftsmanship; iv. Locally distinctive - responding well to its context; v. Sustainable - in the use of resources, construction and operation; vi. Inclusive - accessible to all; vii. Secure - designs out crime.	composition, materials and craftsmanship; iv. Locally distinctive - responding well to its context; v. Sustainable - in the use of resources, construction and operation; vi. Inclusive - accessible to all; vii. Secure - designs out crime.	
CL2(b). require an appropriate architectural style on a site by-site basis, in response to: i. the context of the site; ii. the building's proposed design, form and use; iii. whether the townscape is of uniform or varied character.	b. require an appropriate architectural style on a site by-site basis, in response to: i. the context of the site; ii. the building's proposed design, form and use; iii. whether the townscape is of uniform or varied character.	No change
CL2(c) facilitate the redevelopment of 'eyesores' by offering flexibility in relation to policies which make redevelopment with buildings more suited to their context demonstrably unviable;	c. facilitate the redevelopment of 'eyesores' by offering flexibility in relation to policies which make redevelopment with buildings more suited to their context demonstrably unviable;	No change
CL 3 Heritage Assets - Conservation Areas and Historic Spaces	Policy CL3 Heritage Assets – Conservation Areas and Historic Spaces	
The Council will require development to preserve and to take opportunities to enhance the character or appearance of conservation areas, historic places, spaces and townscapes, and their settings.	The Council will require development to preserve and to take opportunities to enhance the <u>cherished and familiar local scene</u> . character or appearance of conservation areas, historic places, spaces and townscapes, and their settings.	Modification, with struck through text being re-expressed in (a) below
To deliver this the Council will:	To deliver this the Council will:	
	<u>a. require development to preserve or enhance the character or appearance of the conservation area and protect the special architectural or historic interest of the area and its setting.</u>	Text strongly reflecting that of the s.72 of Act. Perception that the policy is insufficiently clear in this regard because of its structure
	<u>b. resist the change of use of any building where the current use contributes to the character of the surrounding area and to its sense of place</u>	*New policy introduced through the partial review of the Core Strategy looking at Pubs and related matters. This policy has now been submitted to the Inspector for examination.
CL3(b). resist substantial demolition in conservation areas unless it can be demonstrated that: i. the building or part of the building or structure makes no positive contribution to the character or appearance of the area; ii. a scheme for redevelopment has been approved;	c. resist substantial demolition in conservation areas unless it can be demonstrated that: i. the building or part of the building or structure makes no positive contribution to the character or appearance of the area; ii. a scheme for redevelopment has been approved;	No change
CL3(c). require, in the event of a collapse or unauthorised demolition of a structure in a conservation area, a replacement replica of the structure where the original made a positive contribution to the character and appearance of that conservation area.	d. require <u>a replacement replica</u> in the event of a collapse or unauthorised demolition of a structure <u>that made a positive contribution to the character or appearance of</u> in a conservation area; a replacement replica of the structure where the original made a positive contribution to the character	Modification to tidy up the wording of the policy. 'replica' is required to remove any potential incentive that unauthorised demolition might otherwise result in, if different designs are allowed.

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	and appearance of that conservation area.	
CL3(a). require full planning applications in conservation areas;	e. require full planning applications in conservation areas;	No change
CL 4 Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology	Policy CL4 Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology	
The Council will require development to preserve or enhance the special architectural or historic interest of listed buildings and scheduled ancient monuments and their settings, and the conservation and protection of sites of archaeological interest.	The Council will require development to <u>protect the significance of</u> preserve or enhance the special architectural or historic interest of listed buildings, and scheduled ancient monuments and their settings, and the conservation and protection <u>and</u> of sites of archaeological interest.	Move parts of this into a new section below
To deliver this the Council will:	To deliver this the Council will:	
	<u>a. require all development and any works for alterations and extensions related to listed buildings, scheduled ancient monuments and sites of archaeological interest, to preserve the significance of the building, monument or site or their setting or any features of special architectural or historic interest;</u>	New text to directly relate to the wording of the Act (s16 and s66), to strengthen perceived weakness due to the structure of the policy. Including ref to alterations and extensions to listed buildings because not all changes that require LBC are 'development' as defined by s.55 TCPA. Taken out modifications, as s.7 of the LBCA Act refers to 'any works for the demolition... or for its alteration or extension...'. demolition covered in another policy below so omitted from this policy.
CL4(a). resist the demolition of listed buildings in whole or in part, or the removal or modification of features of architectural importance (both internal and external);	b. 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);	
CL4(b). require the preservation of the special architectural and historic interest of listed buildings, scheduled monuments or other buildings or places of interest. In particular the integrity, plan form and structure of the building including the ground and first floor principal rooms, original staircases and such other areas of the building as may be identified as being of special interest should be preserved;		Remove - Covered by (a), (b) and (d)
CL4(c). require the preservation of the original architectural features, and later features of interest, both internal and external;	c. require the preservation of the original architectural features, and later features of interest, both internal and external, <u>in particular the integrity, plan form, the original hierarchy of historic floor levels and structure of the building including the ground and first floor principal rooms, original staircases and such other</u>	Incorporation of text from original CL4(b), which removes potential duplications with the introduction of new clause (a).

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	<u>areas of the building as may be identified as being of special interest;</u>	
CL4(d). require internal or external architectural features of listed buildings or scheduled ancient monuments, commensurate with the scale of the development, to be: i. reinstated where the missing features are considered important to their special interest; ii. removed where the additions to or modifications are considered inappropriate or detract from their special character;	d. require internal or external architectural features of listed buildings or scheduled ancient monuments, commensurate with the scale of the development, to be: i. reinstated where the missing features are considered important to their special interest; ii. removed where the additions to or modifications are considered inappropriate or detract from their special character;	No change
CL4(e). resist the change of use of a listed building which would materially harm its character;	e. resist the change of use of a listed building which would materially harm its character;	Include reference to listed buildings being best used for their original purpose in the supporting text.
CL4(f). strongly encourage any works to a listed building to be carried out in a correct, scholarly manner by appropriate specialists;	f. strongly encourage any works to a listed building to be carried out in a correct, scholarly manner by appropriate specialists;	No change
CL4(g). require development to protect the setting of listed buildings, scheduled ancient monuments or sites of archaeological interest;		Propose to be deleted as covered by new policies CL4 (a) and (b)
CL4(h). resist development which would threaten the conservation, protection or setting of archaeological remains;		Propose to be deleted as covered by new policies CL4 (a) and (b)
CL4(i). require desk based assessments and where necessary archaeological field evaluation before development proposals are determined, where development is proposed on sites of archaeological significance or potential.	g. require desk based assessments and where necessary archaeological field evaluation before development proposals are determined, where development is proposed on sites of archaeological significance or potential.	No change
CL 5 Amenity	Policy CL5 <u>Living Conditions</u>	Change from 'Amenity' to be more user-friendly
The Council will require new buildings, extensions and modifications and small scale alterations and additions, to achieve high standards of amenity.	The Council will require <u>all development</u> new buildings, extensions and modifications and small scale alterations and additions, to achieve high standards of amenity <u>ensure good living conditions for occupants of new, existing and neighbouring buildings.</u> amenity.	Amend text to reflect comments in public workshop: define 'Amenity' as not understood by all – make more user-friendly.
To deliver this the Council will:	To deliver this the Council will:	
	<u>a. require applicants to relate proposed living conditions to those in the immediate area, the character of the built form and spaces, and the expectation of higher standards in new developments.</u>	
CL5(a). require good daylight and sunlight amenity for buildings and amenity spaces, and that the conditions of existing adjoining buildings and amenity spaces are not significantly reduced or, where they	b. require good daylight and sunlight amenity for <u>new</u> buildings, <u>gardens, terraces and balconies</u> and amenity spaces, and that the conditions of existing adjoining buildings, <u>gardens, terraces</u> and amenity spaces	Minor fine tuning to remove 'amenity'

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are already substandard, that there should be no material worsening of the conditions;	<u>balconies</u> are not significantly reduced or, where they are already substandard, that there should be no material worsening of the conditions;	
CL5(b). require reasonable visual privacy for occupants of nearby buildings; CD46 To resist the introduction of roof terraces if: a) significant overlooking of, or disturbance to neighbouring properties or gardens would result; CD47 To resist proposals for extensions if: h) there would be a significant increase in overlooking of neighbouring properties or gardens;	c. require <u>that there is</u> reasonable visual privacy for occupants of <u>new development and, as the result of new development, no significant increase in overlooking of, or disturbance to, neighbouring properties, gardens, terraces or balconies;</u> nearby buildings;	CD46 (a) , and CD47(h) already covered by CL5(b), and the wording of CL5(b) better reflects the concern expressed at the public workshop, that we live in dense urban area – must expect to be overlooked. Propose to delete CD46(a) and CD47(h) . 'any new development' inserted to ensure policy covers new as well as existing properties. Proposed alterations to reflect comments to keep 'overlooking' and 'disturbance'
CD47 To resist proposals for extensions if: b) the extension would significantly reduce garden space of amenity value, or spoil the sense of garden openness when viewed from properties around		Covered by policy below
CL5(c). require that there is no harmful increase in the sense of enclosure to existing buildings and spaces; CD47(e) on the site boundary, the extension would cause an undue cliff-like effect or sense of enclosure to neighbouring property;	d. require that there is no harmful increase in the sense of enclosure to existing buildings and spaces <u>neighbouring gardens, balconies and terraces;</u>	Altered to define 'spaces' more explicitly. Cliff-like effect mentioned in RJ
	e. <u>require that development does not harm the prospect from the upper floors of nearby properties;</u>	
	f. <u>require gardens, balconies, or terraces to be of a size that is proportionate to the size of the house or flat.</u>	*New policy This is to overcome the garden grabbing point on backland – if garden grabbing happened and made gardens too small, we would say, no, those gardens are not proportionate to the size of the house or flat. Refer to LR15
CL5(d). require that there is no significant impact on the use of buildings and spaces due to increases in traffic, parking, noise, odours or vibration or local microclimatic effects.	g. require that there is no significant impact on the use of buildings and spaces due to increases in traffic, <u>servicing,</u> parking, noise, <u>disturbance,</u> odours or vibration or local microclimatic effects.	Include 'disturbance' – from CD46
CD26 To encourage the improvement of land which is environmentally poor and buildings in poor condition by investment and refurbishment or new development.		Remove – encourage policies have little weight.
CL 6 Small-scale Alterations and Additions	CL6 Small-scale Alterations and Additions	
The Council will require that	The Council will require that	No change

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alterations and additions do not harm the existing character and appearance of the building and its context.	alterations and additions do not harm the existing character and appearance of the building and its context.	
To deliver this the Council will:	To deliver this the Council will <u>resist small-scale development that:</u>	As all the policies in CL6 are 'resist', if we include the clause here, we can use simpler numbering.
CL6(a). resist small-scale development which: i. harms the character or appearance of the existing building, its setting or townscape;	a. harms the character or appearance of the existing building, its setting or townscape;	
ii. results in a cumulative effect which would be detrimental to the character and appearance of the area;	b. results in a cumulative effect which would be detrimental to the character and appearance of the area;	
iii. are not of high quality form, detailed design and materials;	c. is not of high quality form, detailed design and materials <u>or discreetly located;</u>	Grammatical amendments
CL6(b). require telecommunication, plant, micro-generation and other mechanical equipment to be sited discretely so that visual amenity is not impaired.		Covered in above policy CL6(a)
CL6(a). resist small-scale development which (i – iii above) iv. do not remove physical barriers to access or improve the security of the building in a sensitive manner in relation to the character and appearance of the building and surrounding area;		Remove – talk about security in RJ for CL1
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.		Propose to delete CD78 as would be covered by CL6(a) and specific policy on flagpoles, especially when all it is saying is they are OK if they look after character and appearance, seems unnecessary.
CL2(g). require it is demonstrated that subterranean extensions meet the following criteria: i. the proposal does not involve excavation underneath a listed building; ii. the stability of the existing or neighbouring buildings is safeguarded; iii. there is no loss of trees of townscape or amenity value; iv. adequate soil depth and material is provided to ensure sustainable growth.	CL7 Existing Buildings – Basements	*New policy New policy currently being drafted as part of a separate review.
	CL8 Existing Buildings – Roof Alterations/Additional Storeys	*New policy
	<u>The Council will require roof alterations and additional storeys to be architecturally sympathetic to the</u>	New introduction to reflect focus on roof alterations/additional storeys.

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	<u>age and character of the building and group of buildings.</u>	Use some of CD45(b) below to make the CL8 chapeau more specific to roofs
	To deliver this the Council will:	
<p>CD45 To permit additional storeys and roof level alterations in the following circumstances:</p> <p>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</p> <p>b) the alterations are architecturally sympathetic to the age and character of the building and would not harm its appearance.</p>	<p>a. permit additional storeys and roof level alterations 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 reunite the group; and</p> <p>b) the alterations are architecturally sympathetic to the age and character of the building and would not harm its appearance.</p>	CD45(b) incorporated into the wording of chapeau above
<p>CD44 To resist additional storeys and roof level alterations on:</p>	<p>b. resist additional storeys, and roof level alterations on:</p>	
<p>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;</p>	<p>i. 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;</p>	Direct translation from CD44
<p>b) buildings or terraces that already have an additional storey or mansard;</p>	<p>ii. buildings or terraces that already have an additional storey or mansard;</p>	Direct translation from CD44
<p>c) buildings that include a roof structure or form of historic or architectural interest;</p>	<p>iii. buildings that include a roof structure or form of historic or architectural interest;</p>	Direct translation from CD44
<p>d) buildings which are higher than surrounding neighbours;</p>	<p>iv. buildings which are higher than surrounding neighbours;</p>	Direct translation from CD44
<p>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;</p>	<p>v. 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;</p>	Direct translation from CD44
<p>f) buildings which, by the nature of the roof construction and architectural style are unsuitable for roof additions, e.g. pitched roofs with eaves;</p>	<p>vi. buildings which, by the nature of the roof construction and architectural style are unsuitable for roof additions, e.g. pitched roofs with eaves;</p>	Direct translation from CD44
<p>g) mansion blocks of flats where an additional storey would add significantly to the bulk or unbalance the architectural composition;</p>	<p>vii. mansion blocks of flats where an additional storey would add significantly to the bulk or unbalance the architectural composition;</p>	Direct translation from CD44
<p>h) terraces which are already broken only by isolated roof additions.</p>	<p>viii. terraces which are already broken only by isolated roof additions.</p>	Direct translation from CD44
<p>CL2(f). require additional storeys and roof level alterations to be sympathetic to the architectural style and character of the building and to either assist in unifying a group of buildings or where there is a detached building to be no higher than the prevailing building height;</p>		Covered in chapeau, (a) and the new buildings heights policy
<p>CD46 To resist the introduction of roof terraces if:</p>		CD46(a) covered in Amenity, CL5

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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.		CD46(b) incorporated into the wording of CL8(b) above
	CL9 Existing Buildings – Extensions and Modifications	*New policy
	<u>The Council will require extensions and modifications to existing buildings to be visually subordinate to the original building, allow the form of the original building to be clearly seen, and to reinforce the architectural integrity of the original building, or group of buildings.</u>	New introduction to reflect focus on extensions and modifications Use CL2(d) as chapeau – The following policies go on to describe the ‘how’ in achieving extensions that are visually subordinate etc
	To deliver this the Council will <u>resist proposals for extensions, including side extensions or conservatories if:</u>	As all the policies in CL9 are ‘resist’, if we include the clause here, we avoid using complicated numbering or having to include a clause at the beginning of each policy. This way CD47, 48 and 49 can all roll into one.
CL2(d). require extensions, including conservatories, and modifications to meet all the following: i. to be visually subordinate to the original building; and ii. to allow the form of the original building to be clearly seen; and iii. to reinforce the integrity of the original building.		Move to chapeau and include phrase ‘group of buildings’ originally from CL2(e)
CL2(e). require extensions, including conservatories, and modifications to respect those aspects of character and integrity of the original building and group of buildings that contribute to local distinctiveness such as height, width, depth, building line, footprint, position, symmetry, rhythm, materials, detailed design, important gaps and sense of garden openness;		Incorporate this within RJ as all of the separate aspects are covered by modified CD47 policy below
CD47 To resist proposals for extensions if: a) the extension would extend rearward beyond the existing general rear building line of any neighbouring extensions;	a. the extension would extend rearward beyond the existing general rear building line of any neighbouring extensions;	Translation of CD47 , with the following modifications:
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);		Move CD47 (e), (g), (h) and part of (b) to Amenity
c) the extension would rise above the general height of neighbouring and nearby extensions, or rise to or above the original main eaves or	b. the extension would rise above the general height of neighbouring and nearby extensions, or rise to or above the original main eaves or parapet;	No change

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parapet;		
d) the extension would not be visually subordinate to the parent building;	d) the extension would not be visually subordinate to the parent building;	CD47(d) – Covered by CL9(a.i)
e) on the site boundary, the extension would cause an undue cliff-like effect or sense of enclosure to neighbouring property;	e) on the site boundary, the extension would cause an undue cliff-like effect or sense of enclosure to neighbouring property;	Move CD47 (e), (g), (h) and part of (b) to Amenity CD47(e) – Covered by CL5(c)
f) the extension would spoil or disrupt the even rhythm of rear additions. Full width extensions will not usually be allowed;	c. the extension would spoil or disrupt the even rhythm of rear additions. Full width extensions will not usually be allowed;	No change
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);	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);	Move CD47 (e), (g), (h) and part of (b) to Amenity
h) there would be a significant increase in overlooking of neighbouring properties or gardens;	h) there would be a significant increase in overlooking of neighbouring properties or gardens;	Move CD47 (e), (g), (h) and part of (b) to Amenity
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).	d. 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);	Remove reference to basements. New basement policy will cover this.
j) the extension would breach the established front building line;	e. the extension would breach the established front building line;	No change
k) an important or historic gap or view would be blocked or diminished.	f. an important or historic gap or view would be blocked or diminished.	No change
CD49 To resist side extensions to buildings if: (a) the architectural symmetry of a building, terrace or group of buildings would be impaired;	g. the architectural symmetry of a building, terrace or group of buildings would be impaired;	Direct translation of CD49 to continue CL6(c)
(b) the original architectural features on a formal flank elevation would be obscured;	h. the original architectural features on a formal flank elevation would be obscured;	No change
(c) access to the rear of the property or of those adjoining would be lost or reduced.	i. access to the rear of the property or of those adjoining would be lost or reduced.	No change
CD48 To resist proposals for conservatories if: (a) located at roof level;	j. <u>a conservatory is proposed to be located at roof level, significantly above garden level or on a corner site;</u>	Combine CD48(a), (b) and (c)
(b) located significantly above garden level;		Covered in (j)
(c) covering the whole width of the property;		Covered in (c)
(d) located on a corner site;		Covered in (j)
Shopfronts	CL10 Existing Buildings – Shopfronts	*New policy
	<u>The Council will require shopfronts to relate well to the buildings above and to either side, to provide an attractive setting for the display of goods, and to raise the quality of the area.</u>	New introduction to reflect new policy focus. Remove 'new and alterations to existing', which now implies ALL shopfronts.

Conservation and Design Policy Review
Draft policy changes

Existing Policy	Proposed Policy with Changes deleted text struck through , new text <u>underlined in red</u>	Comments on Changes
	To deliver this the Council will:	
CL2(n). require alterations to existing shopfronts to preserve those elements that contribute to their traditional character, such as corbels, part-glazed doors, fascia, glazing bars, pilaster and stallrisers; CD77 To permit awnings or blinds which are in character with the age and style of the building in which they are situated.	a. require alterations to existing shopfronts to preserve those elements that contribute to their traditional character, such as corbels, part-glazed doors, fascia, glazing bars, pilasters, and stallrisers, <u>awnings and blinds</u> ;	Additional reference to awnings and blinds from CD77
CL2(o). require new, and alterations to existing shopfronts, to: i. respect the building's original framework; ii. have a positive visual impact on the appearance of the building or streetscene; iii. respect the character of the building in relation to siting and design of awnings and blinds; iv. be inclusive for all; v. provide independent access to upper floor accommodation.	b. require new, and alterations to existing shopfronts, to: i. respect the building's original framework; ii. have a positive visual impact on the appearance of the building or streetscene; iii. respect the character of the building in relation to siting and design of awnings and blinds; iv. be inclusive for all; v. provide independent access to <u>existing</u> upper floor accommodation.	Small alteration to reflect CD77
CD72 To require, where shop units are combined, new shopfronts and signage to be installed within the original surrounds and not to obscure them.	c. require, where shop units are combined, new shopfronts and signage to be installed within the original surrounds and not to obscure them.	Direct translation from CD72
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.	d. 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.	Direct translation from CD74 , modified to remove the 'seek' reference
CD73 To resist open shopfronts.	e. resist open shopfronts.	Direct translation from CD73
	f. <u>resist external security shutters that have a solid appearance.</u>	*New policy
	CL11 Views	*New policy
	<u>The Council will require all development to protect and enhance views, vistas gaps and the skyline that contribute to the character and quality of the area.</u>	New introduction to reflect new policy focus.
	To deliver this the Council will:	
CL1(e) resist development which interrupts, disrupts or detracts from strategic and local vistas, views and gaps;	a. resist development which interrupts, disrupts or detracts from strategic and local vistas, views, and gaps <u>and the skyline.</u>	From CL1(e) . Ensure supporting text refers to specific views identified in CAPs and other SPDs, but that it is any view, not just identified views, that are protected by the policy
	b. <u>require developments whose visual impacts extend beyond that of the immediate street, to demonstrate how views are protected and enhanced</u>	RJ refers to the methodology to be set out in the SPD, and that the views to be assessed would be agreed with officers, and where buildings are taller, a ZVI.
CD63 To consider the effect of proposals on views identified in the	c. require, within conservation areas, development to preserve or enhance	Direct translation from CD63 with some updating to refer to

Conservation and Design Policy Review
Draft policy changes

Existing Policy	Proposed Policy with Changes deleted text struck through , new text <u>underlined in red</u>	Comments on Changes
Council's Conservation Area Proposals Statements, and generally within, into, and out of conservation areas, and the effect of development on sites adjacent to such areas.	views i. identified in the Council's conservation area appraisals e Statements, ii generally within, into, and out of conservation areas, <u>including of the rear of properties</u> iii that affect their setting, including of and from development on sites adjacent to conservation areas.	setting
	<u>d. require development to respect the setting of a landmark, taking care not to create intrusive elements in its foreground, middle ground or background.</u>	New policy focusing on landmarks
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		Contained in Building Heights SPD
CD2 To raise objection to development in adjoining boroughs which is considered to adversely affect views from the Chelsea riverside and its environs.		Contained in Building Heights SPD
CD8 To protect important views and vistas in and around the Royal Hospital.		Contained in Building Heights SPD
CD10 To protect important views and vistas in and around the South Kensington Museums Area.		Covered above in CL11(d)
CD11 To preserve and enhance the precinct character of South Kensington Museums Area by: a) safeguarding skylines and vistas to the Natural History and Victoria and Albert Museums, the Colcutt Tower and Brompton Oratory;		Contained in Building Heights SPD
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.		Contained in Building Heights SPD
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.		Contained in Building Heights SPD
CD15 To resist proposals that would encroach upon or adversely affect the setting of Holland Park.		Contained in Building Heights SPD
CD17 To protect the long-distance view from King Henry's Mound (Richmond Park) to St Paul's.		Contained in Building Heights SPD
High Buildings	<u>CL12</u>	*New policy

Conservation and Design Policy Review
Draft policy changes

Existing Policy	Proposed Policy with Changes deleted text struck through , new text <u>underlined in red</u>	Comments on Changes
	Building Heights	
	<u>The Council will require new buildings to respect the setting of the Borough's valued townscapes and landscapes, through appropriate building heights.</u>	New chapeau
	To deliver this the Council will:	
	<u>a. require proposals to strengthen our traditional townscape in terms of building heights and roofscape by requiring developments to:</u> <u>i. reflect the prevailing building heights within the context</u> <u>ii. provide – within the prevailing building height – a varied roofscape in larger developments</u> <u>iii. use height to express local landmarks seldom so the prevailing building height is maintained.</u>	New approach to policy. Reflects comments in public workshop – Do we want to have more control over 'landmarks'? Developers exploit 'landmark' buildings. Are we giving the right message to developers? Are we encouraging high buildings?
	<u>b. to resist buildings significantly taller than the surrounding townscape other than in exceptionally rare circumstances, where the development has a wholly positive impact on the character and quality of the townscape.</u>	
	<u>c. to require full planning applications for any building that exceeds the prevailing building height within the context</u>	
CL2(h). resist proposals that exceed the prevailing building height within the context, except where the proposal is for a local or district landmark.		Superseded – new approach to policy.
CL2(i). require proposed local landmarks to: i. be of very high design quality; ii. be compatible with the scale, rhythm, mass, bulk and character of the context; iii. articulate positively a point of townscape legibility of local significance.		Superseded – new approach to policy.
CL2(j). require proposed district landmarks to: i. be of exceptional design quality; ii. be of a slender profile and proportion; iii. articulate positively a point of townscape legibility of significance for the wider Borough and neighbouring boroughs, such as deliberately framed views and specific vistas; iv. provide a strategic London-wide public use; v. require an assessment of the zone of visual influence of a proposed district landmark within or visible from the Borough, to demonstrate that the building has a wholly positive visual impact on the quality and character of the Borough's townscape when viewed from the Royal Borough.		Superseded – new approach to policy

Conservation and Design Policy Review

Draft policy changes

Existing Policy	Proposed Policy with Changes deleted text struck through , new text <u>underlined in red</u>	Comments on Changes
CL2(k). resist proposals that are of metropolitan scale.		Superseded – new approach to policy
CL2(l). require full planning application(s) for all buildings that exceed the prevailing height within the context.		Superseded – new approach to policy

Conservation and Design Policy Review
Draft policy changes

Engaging Public Realm Chapter

Existing Policy	Proposed Policy with Changes deleted text struck through with new text in red	Comments
CR1 Street Network	CR1 Street Network	No changes proposed
CR 2 Three-dimensional Street Form	CR 2 Three-dimensional Street Form	No changes proposed
Policy CR 3 Street and Outdoor Life	Policy CR 3 Street and Outdoor Life	No changes proposed
CR 4 Streetscape	CR 4 Streetscape	
The Council will require improvements to the visual, functional and inclusive quality of our streets, ensuring they are designed and maintained to a very high standard.	The Council will require improvements to the visual, functional and inclusive quality of our streets, ensuring they are designed and maintained to a very high standard.	Public workshop comments sought a tighter policy to drive up streetscape standards. however, it is not clear how this can be achieved, given that this policy requires improvements...
To deliver this the Council will:	To deliver this the Council will:	
CR4(a). require all work to, or affecting, the public highway, to be carried out in accordance with the Council's adopted Streetscape Guidance;	a. require all work to, or affecting, the public highway, to be carried out in accordance with the Council's adopted Streetscape Guidance;	No change
CR4(b). require all redundant or non-essential street furniture to be removed;	b. require all redundant or non-essential street furniture to be removed;	No change
CR4(c). retain and maintain historic street furniture where it does not adversely impact on the safe functioning of the street;	c. retain, and maintain and repair historic street furniture, where it this does not adversely impact on the safe functioning of the street;	Additional references from CAPS
CR4(d). require that where there is an exceptional need for new street furniture that it is of high quality design and construction, and placed with great care, so as to relate well to the character and function of the street;	d. require that where there is an exceptional need for new street furniture that it is of high quality design and construction, and placed with great care, so as to relate well to the character and function of the street;	No change
CR4(e). require that by reason of size, siting, design, materials or method of illumination, advertising on buildings does not harm the appearance of the building or streetscene, and does not adversely affect amenity, or public or road safety;	e. require that by reason of size, siting, design, materials or method of illumination, advertising on buildings, hoardings, street furniture or free standing structures does not harm the appearance of the building or streetscene, and does not adversely affect amenity the character or appearance of the area, or public or road safety;	To respond to comments at the public workshop that this policy needed to be wider in its application
CR4(f). resist temporary or permanent advertising hoardings, or freestanding adverts on streets, forecourts or roadsides, or advertisements attached to street furniture, where these negatively impact on our high quality townscape or on public or road safety;	f. resist temporary or permanent advertising hoardings, or freestanding adverts on streets, forecourts or roadsides, or advertisements attached to street furniture such as kiosks and phone booths , where these negatively impact on our high quality townscape or on public or road safety;	Altered to reflect comments from public workshop
CR4(g). resist pavement crossovers and forecourt parking;	g. resist pavement crossovers and forecourt parking;	No change

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Draft policy changes

Existing Policy	Proposed Policy with Changes deleted text struck through with new text in red	Comments
CR4(h). require all major development to provide new public art that is of high quality and either incorporated into the external design of the new building or carefully located within the public realm.	h. require all major development to provide new public art that is of high quality and either incorporated into the external design of the new building or carefully located within the public realm.	No change – or do we want a change? More contributions?
CR 5 Parks, Gardens, Open Spaces and Waterways	CR 5 Parks, Gardens, Open Spaces and Waterways	
The Council will protect, enhance and make the most of existing parks, gardens, open spaces, and require new high quality outdoor spaces to be provided.	The Council will protect, enhance and make the most of existing parks, gardens, open spaces <u>and waterways</u> , and require new high quality outdoor spaces to be provided.	Add reference to waterways in chapeau
To deliver this the Council will:	To deliver this the Council will, <u>in relation to:</u> <u>Parks, Gardens and Open Spaces</u>	Add subheading to focus first part of policy on land
CR5(a). resist the loss of existing: i. Metropolitan Open Land; ii. public open space; iii. private communal open space and private open space where the space gives visual amenity to the public;	a. resist the loss of existing: i. Metropolitan Open Land; ii. public open space; iii. private communal open space and private open space where the space <u>contributes to the character and appearance of the area</u> gives visual amenity to the public;	Remove 'visual amenity'
CR5(b). resist development that has an adverse effect upon the environmental and open character or visual amenity of Metropolitan Open Land or sites which are listed within the Register of Parks and Gardens of Special Historic Interest in England, or their setting;	b. resist development that has an adverse effect upon the environmental and open character, <u>appearance and function</u> or visual amenity of <u>Conservation Areas</u> , Metropolitan Open Land or sites which are listed within the Register of Parks and Gardens of Special Historic Interest in England, or their setting;	Additions from CAPS and replace 'visual amenity'
CR5(c). resist development that has an adverse effect on garden squares including proposals for subterranean development, and to promote the enhancement of garden squares.	d. resist development that has an adverse effect on garden squares including proposals for <u>basements subterranean development</u> , and to promote the enhancement of garden squares.	Remove 'promote' clause – include instead in RJ.
CR5(d). require all major development outside a 400m radius of the closest entrance to the nearest public open space to make provision for new open space which is suitable for a range of outdoor activities for users of all ages, which may be in the form of communal garden space. Where this is not possible for justified townscape reasons, that a s106 contribution is made towards improving existing publicly accessible open space;	e. require all major development outside a 400m radius of the closest entrance to the nearest public open space to make provision for new open space which is suitable for a range of outdoor activities for users of all ages, which may be in the form of communal garden space. Where this is not possible for justified townscape reasons, that a s106 contribution is made towards improving existing publicly accessible open space;	Concern expressed at public workshop that the existing parks are already over-utilised. However, we have to be realistic, and the chances of new, sizeable, chunks of public open space being delivered in the Borough are remote. No change therefore proposed.
CR5(e). require all major developments to provide on site external play space, including for under 5s, based on expected child occupancy;	f. require all major <u>residential</u> developments to provide on site external play space, including for under 5s, based on expected child occupancy;	Add to RJ – see notes
CR5(f). require all green open space to optimise biodiversity and wildlife	g. require all green open space to optimise biodiversity and wildlife	No change

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Draft policy changes

Existing Policy	Proposed Policy with Changes deleted text struck through with new text in red	Comments
habitat;	habitat;	
CR5(g). require all open space that forms part of a proposal to be designed and landscaped to a high standard;		Covered by CR6(f)
CD9 - To protect the open spaces surrounding the Royal Hospital from inappropriate development both in the landscaped areas themselves and in the neighbouring streets.	h. protect the open spaces surrounding the Royal Hospital from inappropriate development both in the landscaped areas themselves and in the neighbouring streets.	Direct translation from CD9
CD16 - To promote opportunities for the appreciation of Kensal Green and Brompton Cemeteries whilst protecting their special character.		Remove – ‘promote opportunities for’ has little weight. Both cemeteries including their setting are protected as they are both conservation areas
	Waterways	Add subheading to focus second part of policy on waterways
CR5(h). require opportunities to be taken to improve public access to, and along the Thames and the Grand Union Canal, and promote their use for education, tourism, leisure and recreation, health, well-being and transport.	i. require opportunities to be taken to improve public access to, and along the Thames and the Grand Union Canal, and promote their use for education, tourism, leisure and recreation, health, well-being and transport.	No change
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.	m. resist permanently moored vessels on the River, except where they would not have: i. a detrimental effect on the special character of the river; ii. a detrimental effect on the amenity physical and material comfort of residents arising from traffic generation or servicing needs; ii. an adverse affect on the character or appearance of the existing residential moorings at Battersea Reach.	Direct translation of CD4 , CD4(b) covered in CL5 Amenity
CD5 To seek to protect and enhance the established area of residential moorings at Battersea Reach.		Propose to delete this as it is a ‘seek’ policy which we have avoided in the CS.
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.	n. permit residential moorings on the Grand Union Canal provided that: i. there are adequate services for permanently moored vessels; ii. other canal users (both water and land-based) are not adversely affected; and iii. local residential amenity physical and material comfort is not affected.	Direct translation from CD22 CD22(c) covered in CL5 Amenity
CR 6 Trees and landscape	CR 6 Trees and landscape	
The Council will require the protection of existing trees and the provision of new trees that complement existing or create new, high quality green areas which deliver amenity and biodiversity benefits.	The Council will require the protection of existing trees and the provision of new trees that complement existing or create new, high quality green areas which deliver amenity and biodiversity benefits.	No change
To deliver this the Council will:	To deliver this the Council will:	

Conservation and Design Policy Review
Draft policy changes

Existing Policy	Proposed Policy with Changes deleted text struck through with new text in red	Comments
CR6(a). resist the loss of trees unless: i. the tree is dead, dying or dangerous; ii. the tree is causing significant damage to adjacent structures; iii. the tree has little or no amenity value; iv. felling is for reasons of good arboricultural practise	a. resist the loss of trees unless: i. the tree is dead, dying or dangerous; ii. the tree is causing significant damage to adjacent structures; iii. the tree has little or no amenity value; iv. felling is for reasons of good arboricultural practise practice	Spelling
CR6(b). resist development which results in the damage or loss of trees of townscape or amenity value;	b. resist development which results in the damage or loss of trees of townscape or amenity value;	No change
CR6(c). require where practicable an appropriate replacement for any tree that is felled;	c. require where practicable an appropriate replacement for any tree that is felled;	No change
CR6(d). require that trees are adequately protected throughout the course of development;	d. require that trees are adequately protected throughout the course of development;	No change
CR6(e). require new trees to be suitable species for the location and to be compatible with the surrounding landscape and townscape	e. require new trees to be suitable species for the location and to be compatible with the surrounding landscape and townscape	No change
CR6(f). require landscape design to: i. be fit for purpose and function; ii. be of a high quality and compatible with the surrounding landscape, and townscape character; iii. clearly defined as public or private space; iv. optimise the benefit to wildlife habitat;	f. require landscape design to: i. be fit for purpose and function; ii. be of a high quality and compatible with the surrounding landscape, and townscape character; iii. clearly defined as public or private space; iv. optimise the benefit to wildlife habitat;	Concern was expressed at the public workshop that the phrase 'fit for purpose' was meaningless, but it is difficult to know how else to express the desire for something to be designed to be able to do the job that it is said that it will do... No change proposed.
CR6(g). serve Tree Preservation Orders or attach planning conditions to protect trees of townscape or amenity value that are threatened by development.	g. serve Tree Preservation Orders or attach planning conditions to protect trees of townscape or amenity value that are threatened by development.	No change
CR 7 Servicing	CR 7 Servicing	No changes proposed

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Index of where existing policies are proposed to be moved to.

Core Strategy Policy/ UDP Policy	Title/subject	Proposed new policy (Local Plan)	Title
CL1	Context and character		
	(a) – (d) and (f)	CL1	Context and Character
	(e)	CL11	Views
CL2	New Buildings, Extensions and modifications to existing buildings		
	(a), (b) and (c)	CL2	Design Quality
	(d), (e)	CL9	Extensions and Modifications
	(f)	CL8	Roof alterations and additional storeys
	(g)	CL7	Basements
	(h) – (l)	CL12	Building Heights
	(m) no current policy, letter omitted		
	(n) & (o)	CL10	Shopfronts
CL3	Heritage Assets – Conservation areas and Historic Spaces (whole policy)	CL3	Heritage Assets – Conservation areas and Historic Spaces
CL4	Heritage Assets – Listed Buildings, Scheduled Ancient Monuments and Archaeology (whole policy)	CL4	Heritage Assets – Listed Buildings, Scheduled Ancient Monuments and Archaeology
CL5	Amenity (whole policy)	CL5	Living Conditions
CL6	Small scale alterations and additions (whole policy)	CL6	Small scale alterations and additions.
CR1	Street Network	CR1	Street Network
CR2	Three-dimensional Street Form	CR2	Three-dimensional Street Form
CR3	Street and Outdoor Life	CR3	Street and Outdoor Life
CR4	Streetscape	CR4	Streetscape
CR5	Parks, Gardens, Open Spaces and Waterways	CR5	Parks, Gardens, Open Spaces and Waterways
CR6	Trees and Landscape	CR6	Trees and Landscape
CR7	Servicing	CR7	Servicing

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CD1	Thames Policy Area	CL11	Views
CD2	ditto	CL11	Views
CD4	Thames-side vessels and structures	CR5	Parks, Gardens, Open Spaces and Waterways
CD5	Ditto	CR5	Parks, Gardens, Open Spaces and Waterways
CD8	Royal Hospital	CL11	Views
CD9	Ditto	CR5	Parks, Gardens, Open Spaces and Waterways
CD10	South Kensington Museums Area	CL11	Views
CD11a	Ditto	CL11	Views
CD11 b, c, d	Ditto	CF9	South Kensington
CD13	Kensington Gardens	CL11	Views
CD14	Ditto	CL11	Views
CD15	Holland Park	CL11	Views
CD16	Cemeteries	CR5	Parks, Gardens, Open Spaces and Waterways
CD17	Strategic views	CL11	Views
CD22	Grand Union Canal	CR5	Parks, Gardens, Open Spaces and Waterways
CD26	Areas of development	CL5	Living Conditions
CD31	Backland development	CL1	Context and Character
CD44	Additional storeys and roof level extensions	CL8	Roof alterations and additional storeys
CD45	Ditto	CL8	Roof alterations and additional storeys
CD46	Roof terraces	CL8	Roof alterations and additional storeys
CD46a	Roof terraces	CL5	Living Conditions
CD47	Extensions	CL9	Extensions and modifications
CD47 b,e,h	Extensions	CL5	Living Conditions
CD48	Conservatories	CL9	Extensions and modifications
CD49	Site extensions and gaps	CL9	Extensions and modifications
CD55	Mews	CL1	Context and Character
CD56	Artist's Studios	CL1	Context and Character
CD63	Development in Conservation Areas	CL11	Views
CD72	Shopfronts	CL10	Shopfronts
CD73	Ditto	CL10	Shopfronts
CD74	Ditto	CL10	Shopfronts
CD77	Blinds, awnings and flags	CL10	Shopfronts
CD78	Ditto	CL6	Small scale alterations and additions.
CD89	Churches and other places of worship	CL1	Context and Character