

about architectural style but it will encourage designs which are modern and forward looking in accordance with the image it wishes to project for the city. The interpretation of this will differ according to the location and will need special care in Conservation Areas and on prominent sites;

- (iii) **appropriate to its location.** Some locations are very sensitive and require new neighbours that do not demand a lot of attention, of which conservation areas and the setting of listed buildings are examples. Elsewhere in locations where the environment is visually dull or if there is no context of neighbouring buildings then more assertive designs may be appropriate. Buildings of different scales to their neighbours, particularly greatly increased heights, together with materials of different colours to their surroundings, are the two principal ways in which buildings may become overly assertive. In some areas, the character is influenced by the ethnic and cultural backgrounds of the different groups living within that area. Where appropriate, this could be expressed in the design of buildings.

Building Conservation

- 5.3.9 It is important to retain and carefully conserve the best buildings from the past with each age or period being represented. This provides a sense of historical continuity and also enriches the urban character. These buildings are identified by the City Council and English Heritage and statutorily protected by the Departments of Culture, Media and Sport and of the Environment. This protection applies both internally and externally. The task of exercising the controls which protect "listed" buildings is carried out largely by the City Council. Attention is drawn to the considerations set out in paragraphs 3.16 to 3.19 of PPG15 regarding the total or substantial demolition of listed buildings. The following Policies will apply, and **Appendix 3 in Volume 2** again provides more detailed guidance:

N14: THERE WILL BE A PRESUMPTION IN FAVOUR OF THE PRESERVATION OF LISTED BUILDINGS. CONSENT FOR THE DEMOLITION OR SUBSTANTIAL DEMOLITION OF A LISTED BUILDING WILL BE PERMITTED ONLY IN EXCEPTIONAL CIRCUMSTANCES AND WITH THE STRONGEST JUSTIFICATION.

N15: WHERE THE ORIGINAL USE OF A LISTED BUILDING IS NO LONGER REQUIRED, PROPOSALS FOR A CHANGE OF USE WILL BE FAVOURABLY CONSIDERED PROVIDING THAT THE NEW AND ADAPTED USE DOES NOT DIMINISH THE SPECIAL ARCHITECTURAL OR HISTORIC VALUE OF THE BUILDING AND ITS SETTING. THE IMPLICATIONS OF THE WORKS NECESSARY TO COMPLY WITH THE OTHER STATUTORY REQUIREMENTS WILL BE TAKEN INTO ACCOUNT IN DETERMINING APPLICATIONS FOR CHANGE OF USE.

N16: EXTENSIONS TO LISTED BUILDINGS WILL BE ACCEPTED ONLY WHERE THEY RELATE SENSITIVELY TO THE ORIGINAL BUILDINGS. IN ALL ASPECTS OF THEIR DESIGN, LOCATION, MASS AND MATERIALS, THEY SHOULD BE SUBSERVIENT TO THE ORIGINAL BUILDING.

N17: WHEREVER POSSIBLE, EXISTING DETAILING AND ALL FEATURES, INCLUDING INTERNAL FEATURES, WHICH CONTRIBUTE TO THE CHARACTER OF THE LISTED BUILDING SHOULD BE PRESERVED, REPAIRED OR IF MISSING REPLACED. TO THE EXTENT THAT THE ORIGINAL PLAN FORM IS INTACT, THAT PLAN SHOULD BE PRESERVED WHERE IT CONTRIBUTES TO THE SPECIAL CHARACTER AND APPEARANCE OF THE BUILDING.

5.3.10 Some parts of the city are fortunate in having areas whose character and appearance is of a particularly high quality. These are identified by the City Council, following public consultation, by designation as Conservation Areas. The Conservation Areas are listed in Appendix 3 in Volume 2, and their location shown on the Proposals Map. This designation also affords a greater measure of protection to these areas as a result of additional planning powers. The additional planning powers that apply in all Conservation Areas:

- require notice to be given of the intention to carry out work to most trees, and
- restrict some permitted development rights.