

In specified Conservation Areas where circumstances justify it and after public consultation, the Council promotes the making of Directions under Article 4(1) and 4(2) for the selective removal of further rights of development otherwise permitted under the T&CP (GPDO). The City Council aims to preserve or enhance the character and appearance of these Conservation Areas through the control of development and through proposals for enhancement. The boundaries of existing Conservation Areas are subject to review and the Council does consider the designation of further Conservation areas as is thought appropriate. Detailed policies are included in Appendix 3 in Volume 2, but the main principles are defined in the following Policies:

N18A: THERE WILL BE A PRESUMPTION AGAINST ANY DEMOLITION OF A BUILDING OR PARTS OF A BUILDING WHICH MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER AND APPEARANCE OF A CONSERVATION AREA

N18B: IN A CONSERVATION AREA, CONSENT FOR DEMOLITION WILL NOT BE GIVEN UNLESS DETAILED PLANS FOR REDEVELOPMENT OF THE SITE HAVE BEEN APPROVED. SUCH A PERMISSION WILL BE SUBJECT TO THE CONDITION THAT DEMOLITION SHALL NOT TAKE PLACE UNTIL A CONTRACT FOR AN APPROVED SCHEME OF REDEVELOPMENT HAS BEEN LET.

N19: ALL NEW BUILDINGS AND EXTENSIONS WITHIN OR ADJACENT TO CONSERVATION AREAS SHOULD PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA BY ENSURING THAT:

- i. THE SITING AND SCALE OF THE BUILDING IS IN HARMONY WITH THE ADJOINING BUILDINGS AND THE AREA AS A WHOLE;**
- ii. DETAILED DESIGN OF THE BUILDINGS, INCLUDING THE ROOFSCAPE IS SUCH THAT THE PROPORTIONS OF THE PARTS RELATE TO EACH OTHER AND TO ADJOINING BUILDINGS;**
- iii. THE MATERIALS USED ARE APPROPRIATE TO THE**

ENVIRONMENT

AREA AND SYMPATHETIC TO ADJOINING BUILDINGS. WHERE A LOCAL MATERIALS POLICY EXISTS, THIS SHOULD BE COMPLIED WITH;

- iv. CAREFUL ATTENTION IS GIVEN TO THE DESIGN AND QUALITY OF BOUNDARY AND LANDSCAPE TREATMENT.**
-
-

N20: DEMOLITION OR REMOVAL OF OTHER FEATURES WHICH CONTRIBUTE TO THE CHARACTER OF THE CONSERVATION AREA AND WHICH ARE SUBJECT TO PLANNING CONTROL, SUCH AS TREES, BOUNDARY WALLS OR RAILINGS, WILL BE RESISTED.

N22: THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF EACH CONSERVATION AREA WILL BE ASSESSED, DEFINED AND RECORDED AS RESOURCES PERMIT. THIS STATEMENT WILL INFORM BOTH DEVELOPMENT CONTROL DECISIONS AND ANY PROPOSALS FOR THE PRESERVATION OR ENHANCEMENT OF A CONSERVATION AREA. THE PUBLIC WILL BE FULLY CONSULTED ON ANY SUCH PROPOSALS.

Landscape Design

- 5.3.11 The design of external spaces in association with new built development should be regarded as an integral part of the design process for all but the smallest developments. Well landscaped sites can provide several benefits, including a setting for buildings, attractive spaces for a range of activities, screening of unattractive areas, the visual assimilation of developments into the landscape, and a contribution to the visual amenity of the locality. New developments should, wherever possible, retain and enhance natural and man-made features which make a positive visual contribution. Such features include walls, trees, hedges and ponds.
- 5.3.12 Early submission of landscape schemes enables agreement to be reached with the developer on the level and quality of landscaping, thus avoiding later misunderstanding. Where a full planning application is to be made, landscaping proposals should either be included with other details of the proposal or an advanced illustrative scheme should be submitted for the whole development. The latter should then be followed by detailed proposals, which for larger proposals may be for each phase.