

- (iii) **REFLECT THE MATERIALS, DESIGN FEATURES AND ARCHITECTURAL STYLE PREDOMINANT IN THE AREA AND SUFFICIENT ARCHITECTURAL VARIETY MUST BE ACHIEVED WITHIN NEW DEVELOPMENT IN ORDER TO RETAIN THE AREAS' CHARACTERISTICS OF LARGE INDIVIDUALLY DESIGNED HOUSES.**

5.11 In the Copsewood Estate and surrounding area most trees are protected by Tree Preservation Orders. These cover trees in the large properties on the south side of Ducks Hill Road, a busy major traffic route. Many of the long rear gardens to these properties are being considered for backland development, but for reasons of local road safety these should not result in additional points of vehicular access to Ducks Hill Road.

**BE7 SCHEMES OF DEVELOPMENT ON THE SOUTH-EAST SIDE OF DUCKS HILL ROAD WILL BE EXPECTED, WHEREVER PRACTICABLE, TO RETAIN AND REINFORCE EXISTING LANDSCAPING CLOSE TO AND ALONG THE BOUNDARY WITH THE COPSEWOOD ESTATE. NO ADDITIONAL VEHICULAR ACCESS POINTS WILL BE PERMITTED ALONG DUCKS HILL ROAD.**

### **Listed Buildings**

5.12 PPG15 para. 3.3 sets out a statement of national policy for Listed Building Consent: 'There should be a general presumption in favour of the preservation of listed buildings, except where a convincing case can be made out, against the criteria set out in this section for alteration or demolition.' Policies BE8, BE9 and BE10 relate to matters regarding listed buildings where a development control decision is required to be taken. PPG15 paras. 2.4 - 2.5 also advocates the adoption of supplementary planning guidance to cover conservation policies which have no bearing on issues of development control. As part of the implementation of the Plan, the Local Planning Authority will seek to prepare such supplementary planning guidance to cover instances of development which would not require planning permission but might need Listed Building Consent. Although many buildings in the Borough date from the twentieth century, a number have survived from earlier periods. Many of them have important historic associations or an appearance, either individually or as a group, which contribute in a significant way to the townscape or character of the local area. The Department of the Environment compiles a statutory list of such buildings, classified in grades to show their relative importance, of which there are 440 in the Borough. The fact that a building is on the statutory list does not mean that it will be preserved intact in all circumstances. 'Listed Building Consent' is required from the Local Planning Authority for any proposed alterations, and is subject to direction from the Historic Buildings and Monuments Commission ('English Heritage'). The Local Planning Authority also maintains a 'local list' which comprises other buildings which because of their architectural style or historic interest, make a valuable contribution to the

character of the area. Further information on listed buildings in the Borough is given in the publication 'Buildings of Special Architectural or Historic Interest', available from the Local Planning Authority. In determining applications for planning permission for work which affects a listed building, local planning authorities are required to take into account the desirability of preserving the setting of the building. PPG15 para. 2.17 states that the setting of a listed building may often include land some distance from it.

**BE8 APPLICATIONS FOR PLANNING PERMISSION TO ALTER OR EXTEND STATUTORY LISTED BUILDINGS OR BUILDINGS ON THE LOCAL LIST WILL NORMALLY ONLY BE PERMITTED IF NO DAMAGE IS CAUSED TO HISTORIC STRUCTURES. ANY ADDITIONS SHOULD BE IN KEEPING WITH OTHER PARTS OF THE BUILDING AND ANY NEW EXTERNAL OR INTERNAL FEATURES SHOULD HARMONISE WITH THEIR SURROUNDINGS.**

**BE9 IN THE CASE OF LISTED BUILDINGS, POLICY BE8 WILL APPLY TO APPLICATIONS FOR LISTED BUILDING CONSENT AS WELL AS THOSE FOR PLANNING PERMISSION WHERE, IN ANY PARTICULAR CASE, THESE MATTERS ARE RELATED.**

**BE10 PLANNING PERMISSION OR LISTED BUILDING CONSENT WILL NOT NORMALLY BE GRANTED FOR PROPOSALS WHICH ARE CONSIDERED DETRIMENTAL TO THE SETTING OF A LISTED BUILDING.**

5.13 The cost of repairing and maintaining historic buildings is very often high because of the special materials and construction methods usually required to maintain historic character. In addition the form and layout of the building may render it unsuitable for modern use. But only in a few instances are these factors so onerous that there is no alternative to demolition. In exceptional circumstances the Local Planning Authority will be prepared to consider requests for the relaxation of normal planning standards and controls where this would enable an historic building or group of buildings to be given a new lease of life. In all cases the Local Planning Authority must be satisfied that development will not harm the character or setting of the building and that the amenity of the neighbourhood will not unduly suffer.

**BE11 THE DEMOLITION OF STATUTORY LISTED BUILDINGS OR WALLS WILL NOT BE PERMITTED UNLESS IT CAN BE ESTABLISHED THAT THE BUILDING CANNOT REASONABLY BE USED OR ADAPTED IN PART OR IN TOTAL FOR A BENEFICIAL USE AND THAT EVERY EFFORT HAS BEEN MADE TO RETAIN THE BUILDING AND ITS FEATURES OF HISTORIC OR ARCHITECTURAL INTEREST.**