

POLICY P4/1

In the consideration of proposals affecting Listed Buildings:

- (1) development involving the extension or alteration of a Listed Building, or any feature of special architectural or historic interest, will not be permitted unless it would preserve the building and/or any special features which contribute to the reasons for its listing;**
- (2) a change of use of part of, or the whole of, a Listed Building will only be granted permission if the character and features of special architectural or historic interest are preserved or enhanced;**
- (3) proposals which would adversely affect the setting of a Listed Building will not be permitted;**
- (4) the Borough Council will require sufficient detail to assess the impact of the proposed development and outline applications will not normally be acceptable.**

There will be a presumption in favour of the preservation of Listed Buildings. Proposals involving the total or substantial demolition of a Listed Building will be considered in the light of the architectural or historic merit of the building, the cost of repair in relation to the importance of the building, the setting of the building and its contribution to the local environment, and the merits of alternative proposals for the site (including whether there are substantial community benefits which decisively outweigh the loss of the building). Proposals must also provide clear and convincing evidence that all reasonable efforts have been made to retain the building in use.

POLICY P4/4

Within designated Conservation Areas, as shown on the Proposals Map, or any which may be designated during the Plan period:

- (1) the applicant will be required to demonstrate that a proposed development will preserve or enhance the character or appearance of the area;**
- (2) any development which would prejudice the overall character and integrity of the area will not be permitted;**
- (3) all development should be sympathetic in scale and character with the area generally, and particularly with adjoining buildings and building groups, and must have regard to such matters as height, form, massing, the traditional pattern of frontages, vertical or horizontal emphasis, detailed design, materials, colour and boundary treatment;**
- (4) alterations and extensions to existing buildings should use traditional materials which match or reflect those used on the original building;**
- (5) development proposals should include landscaping schemes appropriate to the location, and existing trees should normally be retained and supplemented, using native species where appropriate;**
- (6) proposals should not result in the loss of hedges, walls and other means of enclosure which make an important contribution to the character or appearance of the Conservation Area;**
- (7) the floorscape around buildings and the wider street scene should be carefully designed and detailed to a high quality using appropriate street furniture and traditional materials, to ensure it is compatible with the architectural or historic character of the Conservation Area.**

Proposals for land which adjoins a Conservation Area should respect the setting of the Conservation Area and views into or out of it.