



City of Westminster

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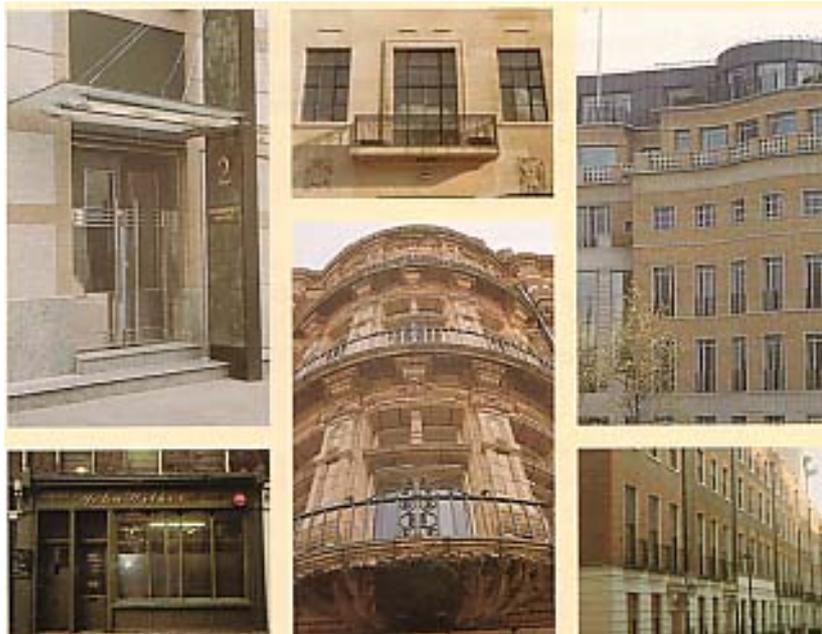
The Unitary Development Plan (UDP) policies and planning, building control and other legislation and regulations referred to in the text of this guide were current at the time of publication. Because this guidance is an electronic version of the printed guidance as approved and adopted, these references have NOT been changed. For ease of contact; names, telephone numbers and locations have been regarded as non-material editorial changes and have been updated.

As UDP policies and government legislation may have changed over time, before carrying out any work, it is recommended that you consult the current UDP

<http://www.westminster.gov.uk/planningandlicensing/udp/index.cfm> for policy revisions and you may wish to check with planning and/or building control officers about your proposals.

Supplementary Planning Guidance

DEVELOPMENT AND DEMOLITION IN CONSERVATION AREAS



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Introduction

1.1 This supplementary planning guidance deals with the City Council's planning policies with respect to demolition and development in conservation areas. These policies seek to achieve the preservation and enhancement of all conservation areas in the City. The policies are set out in the Unitary Development Plan.

1.2 This guidance is based upon, and is consistent with, the UDP policies and it aims to expand and explain the policies, with illustrations of recent good practice within the City. It also seeks to explain briefly the relevant legislation and how this relates to the City Council's policies.

1.3 This guidance will be useful to anyone proposing to carry out development within a conservation area. It will help to ensure a high quality of proposals and applications. It will help to reduce the number of applications which stand little chance of being approved by the City Council, improve the effectiveness of negotiations between applicants, their agents and planning officers, and help to speed up the processing of high quality applications.

1.4 The City of Westminster has an architectural history of nearly two thousand years, from its origins in the settlement at Thorney Island, the area currently occupied by Westminster Abbey. Its continuous development since that time has resulted in a city with a rich and diverse character, one which the City Council is determined to protect.

1.5 Today Westminster contains areas and buildings of national and international significance:

It contains over 11,000 buildings which are included on the statutory list of buildings of special architectural or historic interest, produced by the Department of National Heritage.

The area around Westminster Abbey and the Palace of Westminster has been designated a World Heritage Site by the International Council on Monuments and Sites (ICOMOS) (which is part of UNESCO).

It contains four scheduled ancient monuments: the York Water Gate, the Chapter House and Pyx Chamber in Westminster Abbey, the Jewel Tower and King Henry VII's wine cellar.

Conservation areas in Westminster

2.1 Since the introduction of conservation area legislation in 1967, the City Council has designated 53 conservation areas which now cover three quarters of the City and include most of the central area.

2.2 The character and appearance of these areas vary considerably but all are of special architectural or historic interest. Some, such as the Strand, Trafalgar Square, Whitehall and Westminster Abbey and Parliament Square, have seen development and change from Anglo Saxon times and they contain some of the most historic streets and buildings in London. Others have much more recent origins, such as the Lillington Gardens, Hallfield and Churchill Gardens Estates, where the land was redeveloped for housing after the Second World War.



**Trafalgar Square
Conservation Area**



**Mayfair
Conservation Area**

2.3 The first conservation areas were designated in 1967 and included Bayswater, Maida Vale, St. John's Wood and the Portman Estate. In 1968 Belgravia, Dorset Square, Harley Street, Pimlico and Westminster Cathedral were designated. Mayfair Conservation Area was designated in 1969. Over the following years other areas have been designed as their special interest has been considered and appreciated. In some cases large areas have been sub-divided into smaller areas, with more consistent characters, while others have been extended to include buildings or streets which were undervalued in the past.

What is a conservation area?

3.1 The Civic Amenities Act of 1967 introduced the concept of conservation areas. This gave local planning authorities the duty to identify and protect areas of special architectural and historic interest. These were then formally designated as conservation areas. Before this the emphasis was on the conservation of individual buildings rather than areas. The provisions of the 1967 Act were incorporated into the Town and Country Planning Act 1971, which has now been superseded by the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.2 Central Government advice on conservation area matters is currently contained with Planning Policy Guidance Note (No. 15). This gives advice on controls for the protection of historic buildings and

conservation areas. It deals with the role of development plans and development control, listed building control, conservation areas, transport and traffic management, regarding the historic environment, repair of historic buildings, and churches. The City Council will take into account the advice set out in PPG 15 when considering proposals affecting conservation areas.

3.3 English Heritage have published other guidance which is relevant and which the City Council may also take in to account.

Conservation Area Practice: English Heritage guidance on the management of conservation areas.
Development in the Historic Environment: An English Heritage guide to policy, procedures and good practice.

What factors contribute to the character of conservation areas?

4.1 It is not only the buildings within an area which define its character. The spaces between buildings, street patterns, features of historical or archaeological interest, trees and land uses can all make valuable contributions to the character of an area.

4.2 The following list of factors has been taken from the English Heritage document, 'Conservation Area Practice' to which PPG 15 makes reference.

1. Topographic Framework

historic street patterns, building plots, formal layouts and the relationship of buildings to open spaces.

2. Archaeology

the archaeological potential and significance of the area, including any scheduled ancient monuments.

3. The Buildings

listed and unlisted - their architectural and historic quality, character and coherence.

4. Spaces and Townscape

the character and hierarchy of spaces; views in and out of the area.

5. Materials

buildings, walls and surfaces.

6. Green Spaces

trees, hedges and so on; natural and cultivated.

7. Uses

prevailing or former uses; their influence on plan form and building types.

8. Built Environment and the landscape

relationship between the two, including landmarks, vistas, panoramas.



Hallfield Estate Conservation Area

What are the duties of the local planning authority?

5.1 Under the provisions of Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities must:

designate areas of special architectural and historic interest, the character and appearance of which it is desirable to preserve or enhance, as conservation areas, to review existing designated areas and to consider designation of further areas (S.69(1) and (2)).

pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising their powers under the planning acts (S.72)

formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas (S.71).

Conservation in Westminster - the UDP Policies

Section 54A of the Town and Country Planning Act 1990 requires that applications for planning permission are determined in accordance with the policies set out in the statutory development plan. Decisions should only depart from the UDP policies where other material considerations suggest that a departure is justified. An authority's conservation area policies, in so far as they relate to the exercise of control over development, should be set out in the unitary development plan.

DES 7A - Preservation and enhancement of conservation areas

The City Council will seek to secure the preservation or enhancement of the character and appearance of conservation areas, including, where appropriate, the use of powers to enforce the carrying out of necessary repairs to unlisted buildings in cases where the Secretary of State has so directed. From time to time the City Council will formulate and publish special guidance for the preservation, protection or enhancement of conservation areas.

A.1 In dealing with applications for all types of development and demolition within conservation areas the City Council will seek to ensure that the character or appearance of the area is preserved or enhanced. This relates to applications for planning permission, conservation area consent and advertisement consent.

A.2 In addition to development control powers the City Council will use its powers under section 215 of the Town and Country Planning Act 1990 to ensure that land or buildings are kept in a good state of repair. If

a building is in poor condition then the City Council can serve a notice requiring that the property be maintained so that it no longer adversely affects the amenity of the area.

A.3 The City Council is also determined that listed buildings shall be safeguarded. English Heritage have published a register of 'Buildings At Risk'. This includes buildings which are in poor condition, are vacant or both. Buildings on the register will be monitored and notices will be served where necessary under Section 5.4 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to ensure that their condition does not deteriorate.



Formosa Street, W9. This building suffered from significant structural problems but has been repaired and restored successfully.

A.4 The City Council has published general advice on listed buildings in:
The Listing of Buildings of Special Architectural or Historic Interest (1996).
Repairs and Alterations to Listed Buildings - Supplementary Planning Guidance (1996).

A.5 Under Section 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities can ask the Secretary of State to authorise them to take action to preserve unoccupied unlisted buildings in conservation areas, by serving a notice requiring that urgent works are carried out to prevent further deterioration. After consulting English Heritage, the Secretary of State can choose to apply the provisions of Section 54 of that Act to unlisted buildings in a conservation area. This would allow the local planning authority to execute works urgently necessary for the preservation of the building.

Supplementary planning guidance

A.6 This guidance is intended to assist applicants and to improve the standard of proposals for development, inside and outside conservation areas. It seeks to achieve the preservation or enhancement of the character or appearance of these areas.

A.7 The City Council has published a number of supplementary planning guidance notes explaining and expanding on various aspects of Council policy, including shopfront design, advertisements and signs, stucco, roof extensions and alterations, mews buildings and so on. These are listed at the back of this document.

A.8 The City Council has published general advice on conservation areas in:
Conservation Areas - A guide to property owners (1992)

Conservation area leaflets

A.9 The City Council has also published a leaflet for each of its 51 conservation areas. These leaflets include information about the designation of the area, its historical development, its special architectural and historic interest and the listed buildings within the area. Information is included about how strategic views affect the area, any archaeological interest, any article 4 directions and regulation 7 areas (see below), planning briefs or design guides which affect sites or buildings within the area.

A.10 A map showing all the conservation areas in the City has also been published:
Map of Designated Conservation Areas (1994).

Conservation Area Audits

A.11 The City Council is currently preparing an audit for each conservation area. These expand upon the conservation area leaflets by providing a comprehensive package of information about the area, such as the designation reports, historical background, a list of buildings of special architectural and historical interest, key features, adjacent conservation areas, area of archaeological priority, regulation 7 areas, article 4 directions, relevant design guides and planning briefs. They are illustrated by a number of maps. In accordance with advice from Central Government and English Heritage, the City Council intends to carry out in-depth studies of its conservation areas. These will seek to define in detail the special interest of the conservation areas. These documents will be important tools in the development control process.

Planning briefs

A.13 When it is considered desirable, the City Council will publish planning briefs for specific sites within conservation areas. These briefs aim to advise applications of how the City Council considers a site should be used and developed whilst preserving or enhancing the area. They illustrate how the City Council's policies should be applied to a specific site. Briefs may include information about land uses, highways matters, and urban design issues, such as building lines, heights, massing, architectural characteristics and materials.

A.14 Under regulation 7 of the Town and Country Planning (Control of Advertisements) Regulations 1992, local planning authorities can designate areas, called 'Regulation 7' areas, subject to the approval of the Secretary of State, in which specific types of advertisement which normally enjoy deemed consent, will require express consent from local planning authority before they can be displayed.

A.15 Regulation 7 areas relating to the display of estate agents boards now cover many conservation areas. See Appendix 1 for the list of conservation areas.

A.16 In predominantly residential areas consent for the display of estate agents boards is not normally permitted. In more commercial areas, such as the West End, the City Council has agreed criteria for the display of boards, in association with estate agents and their signage contractors. Applications for all boards have to be made to the City Council but if they comply with the code then they are approved promptly. If they do not comply then they are likely to be refused consent.

A.17 The City Council has published further guidance in:
A Guide to the Design and Display of Estate Agent's Boards (1996).

DES 7B - Conservation area review

The City Council will review its conservation areas and boundaries periodically, and whilst doing so take account of any representations of interested parties.



Howick Place, SW1. The Westminster Cathedral Conservation Area was extended in 1993 to include the Post Office building, which is of architectural and historic interest, although unlisted, and is related architecturally to the adjacent buildings which are within the conservation area.

B.1 Conservation areas and their boundaries are reviewed periodically to ensure that these areas continue to justify their status, that the boundaries are drawn logically and that no suitable areas are excluded. In 1990 a review was carried out and many areas were extended and a few new areas were designated.

B.2 In designating new areas or extensions to existing areas the City Council will assess fully the special architectural and historic interest of the area and set out why conservation area status is justified. This is all contained within the report to the Planning and Transportation Committee. If the principle of designation is agreed then the next step is public consultation. Local residents, occupiers, owners, local amenity groups will normally be consulted, along with bodies such as Fine Art Commission, the national amenity societies and so on. A notice will be placed in the local newspaper.

B.3 After consultation, the responses will be reported to Committee. It may be necessary to reconsider the proposed boundaries in the light of comments received. The Committee will then make the final decision whether or not to designate the conservation area.

DES 7C - Applications

Applications for planning permission in outline for development within conservation areas will not normally be acceptable. In all cases the City Council will expect applications to provide sufficient information about the proposed development and its immediate setting to enable it to properly and fully assess the potential effect of the proposal on the character and appearance of the relevant part of the conservation area. Article 4 directions may be imposed to control permitted developments, particularly in residential areas.

Planning applications

C.1 Outline applications will not normally be accepted for proposals within conservation areas. This is because, by definition, such applications do not contain the high level of information required to make a full and detailed assessment of a proposal and its potential impact on the character and appearance of the conservation area. For example, if an outline application does not include information about the height, bulk, design and materials of a proposed building, then its potential contribution to a conservation area is unknown and cannot be assessed. If the proposal involves the demolition of an existing building, then it will not be possible to compare the relative contributions, real and potential, of the existing and proposed buildings.

C.2 The level of information required may be substantial, including, for example, details of the windows, including, for example, details of the windows, any decorative elements and facing materials, because such details determine the manner in which a building relates architecturally to its neighbours and to the area in which it is located. Even if the proposal does not involve the demolition of an existing building such detailed information will normally be necessary.

C.3 A typical application for planning permission for the erection of a new building in a conservation area would normally include:

Plans, elevations and sections of the proposed building at scale 1:50 (these should show the proposal in relation to existing adjacent buildings).

Plans, elevations and sections of the existing building at scale 1:100 or 1:50.

Detailed drawings of typical elements, e.g. windows, doors, decorative metalwork or stone mouldings at scales 1:20 and 1:5.

Drawings should be annotated to show the proposed materials.

Samples of materials (perhaps mounted on a board).

C.4 It may not always be necessary to produce detailed drawings of all elements of a new building. The level of detail required will depend on the merits of a particular case. But in many cases it may not be possible to make meaningful comparisons between existing and proposed buildings without having detailed plans of the latter.

C.5 In order to assess fully a proposal, it is desirable to produce scaled models of a proposal. A simple, inexpensive, black model, showing accurately the height, bulk, massing of a building relative to its neighbours is always useful. Simple models can aid discussion and negotiation with officers. More sophisticated and detailed models can be used to present the final, negotiated scheme to Committee.

C.6 Coloured perspectives or photomontages showing the proposed building in its context are also helpful.

Conservation area consent applications

C.7 Conservation area consent is required for works of demolition (including partial demolition) to unlisted buildings in conservation areas. (This is explained in detail under Policy DES 7E below). Applicants should submit the following:

C.8 Drawings which show clearly and unambiguously the full extent of the demolition works proposed i.e..

Drawings of the existing building should be marked up (e.g. shaded, coloured, hatched) to show the extent of demolition.

Drawings of the proposed building should be marked up to show the extent of new work.

C.9 Applicants should state clearly why they consider demolition is justified in conservation area terms. Reference should be made to the contribution made by the existing building to the character and appearance of the conservation area. Refer to the following section dealing with DES 7E.

C.10 In cases where partial demolition is proposed e.g. redevelopment behind retained facades, it will normally be necessary to supplement the above with a statement from structural engineers explaining the structural implications of the proposal and details of how the demolition and redevelopment works will be carried out (e.g. temporary facade support works). The City Council will use specialist engineering consultants for advice where necessary.

Article 4 directions

C.11 Under the provisions of the Town and Country Planning (General Permitted Development) Order 1995, local planning authorities may introduce article 4 directions. These directions take away specified permitted development rights within a defined area. They are used to safeguard the character or appearance of an area if it is at risk from certain types of development over which the local planning authority normally has no control. Such directions are normally, but not excessively, used in conservation areas.

C.12 The City Council will seek to impose article 4 directions in order to protect certain areas from unsympathetic change where particular circumstances justify such action. Forms of development permitted by the Town and Country Planning (General Permitted Development) Order 1995 may be made

subject to an article 4 direction and it would then be necessary to obtain planning permission for such work.



Relton Mews, SW7. An article 4 direction means that planning permission is required for the painting of the brickwork of the front facades. Such painting would adversely affect the appearance of the mews and the Knightsbridge Conservation Area of which it is an important part.

C.13 Article 4 Directions are limited to a clearly defined and designated area. This might cover a particular mews or street or extend to a whole conservation area. There are two types of direction:

Article 4(1) directions

C.14 These can be made by a local planning authority in relation to permitted development rights given under Schedule 2 of the above Order. However, they must be approved by the Secretary of State for the Environment. The Secretary of State will generally be in favour of approving directions in conservation areas where:

these are backed by a clear assessment of the area's special architectural and historic interest.

the importance to that special interest of the features in question is established.

the local planning authority can demonstrate local support for the direction.

the direction involves the minimum withdrawal of permitted development rights (in terms of both the area and types of development) necessary to achieve its objective.

Article 4(2) directions

C.15 These can be made by the local planning authority and do not require the approval of the Secretary of State for the Environment. However, the authority must notify residents and take local opinion into account before deciding whether to confirm the direction.

C.16 These directions can only relate to certain permitted development rights, defined by the Order. At present these rights are those enjoyed by dwelling houses in conservation areas, where the development would front a highway, waterway or open space. They include:

enlargement, improvement or other alteration

alteration of the roof

erection of a porch outside an external door

provision of a building, enclosure, swimming or other pool within the curtilage (for a purpose incidental to the enjoyment of the dwelling house)

creation of a hardstanding in the curtilage

installation, alteration or replacement of a satellite antenna

erection or demolition of a gate, fence, wall or other means of enclosure

painting of a façade

the erection, alteration or removal of a chimney (regardless of whether it fronts a highway, waterway or open space).

C.17 These powers will only be used when there is a serious potential threat to the character or appearance of a conservation area, or part of such an area, from certain defined types of development.

Article 4 directions in Westminster

C.18 Current article 4 directions in force are included in Appendix 2.

DES 7D - Changes of use

In considering applications involving change of use the City Council will consider the contribution of existing and proposed uses to the character or appearance of the conservation area and will normally resist proposals which would fail to preserve or enhance the character or appearance of the conservation area.

D.1 Many conservation areas are characterised by particular uses. For example, the Harley Street area is dominated by medical uses and the Queen's Park Estate comprises single family dwellings. Within the West End particular streets have a distinctive character as a result of clustering of particular uses. For example, the wholesale clothing showrooms of East Marylebone. These uses play an important role in defining the character of these areas. The City Council is likely to resist the loss of such uses where this would have an adverse effect on the character and function of areas.

D.2 Some areas are dominated by a great variety of uses. Many buildings within these areas provide small and versatile accommodation. One building may be occupied by a number of small businesses. This mix and variety of small scale uses can make a very important contribution to the character of these areas.

D.3 Redevelopment proposals which seek to combine separate buildings to provide large scale, single use accommodation can erode this character. Proposals to change the use of an existing building, resulting in the loss of variety and the creation of a single use, may be resisted, for the reason that this would fail to preserve or enhance the character of the area.



Savile Row, W1. This street has an international reputation for tailoring. This cluster of clothing businesses contributes to the character of the Mayfair Conservation Area.

D.4 Applications for change of use will also be assessed in terms of the other relevant policies, with respect to residential, office, industrial, retail uses etc., set out in the UDP.

DES 7E - Demolition

The City Council will seek the retention of buildings which in the opinion of the City Council make a significant contribution to the character or appearance of a conservation area. Proposals involving the total demolition of unlisted buildings will be considered against the following criteria:

- 1. the contribution the existing building makes to the character or appearance of the area, in relation to the potential contribution of the proposed replacement development and its anticipated ability to preserve or enhance the character or appearance of the area;**
- 2. the condition of the existing building and its capacity for adaptation.**

The need for conservation area consent

E.1 Conservation area consent is required for works of demolition affecting unlisted buildings in conservation areas. Demolition includes partial or total demolition of a building or structure.

This applies to all buildings in a conservation area, except:

listed buildings, where listed building consent is required.

scheduled ancient monuments, where scheduled monument consent is required.

ecclesiastical buildings in use for ecclesiastical purposes, and covered by the Ecclesiastical Exception (Listed Buildings and Conservation Areas) Order 1994. This order provides for exemption only in respect of churches belonging to a limited number of specific denominations. For buildings not covered by this order, conservation area consent is required.

E.2 Crown Buildings are also currently exempt, unless they are leased. (Proposals by leaseholders are not exempt from normal planning control). The Government is reviewing the issue of Crown Exemption from planning controls, and development by the Crown may become subject to normal planning controls.

E.3 The Secretary of State can direct that certain categories of buildings should be exempt from the need for conservation area consent. At present this is contained in paragraph 97 of DoE Circular 8/87. This may be revised in the future.

What constitutes demolition?

E.4 What constitutes demolition is a matter of fact and degree. Each case must be looked at individually. For example, the removal of an internal partition in an unlisted building would not require conservation area consent if it has no material impact on the external appearance of the building. The removal of all floors and their replacement with a new structure, whilst retaining the facades, would normally require conservation area consent. The demolition and replacement of a shopfront or the installation of new (and different) windows in a block of flats would normally require conservation area consent and planning permission.

E.5 Most repair works do not normally require conservation area consent or planning permission, provided that the demolition is limited in extent and the rebuilding is carried out to match the existing, original condition i.e. the external appearance of the building is unchanged. However, the demolition and rebuilding of the whole, or large part, of an external wall would normally require conservation area consent and planning permission because of the scale of the works involved and their potential impact on the building and the conservation area.

Demolition and redevelopment

E.6 In considering any proposals for demolition and redevelopment it is important to establish what contribution the existing building makes to the character or appearance of the conservation area.

E.7 In some cases the contribution is easily assessed, especially where the existing building detracts from the character or appearance of a conservation area. For example, in the 1960s speculative office blocks were often designed without any regard to their context and many are undistinguished architecturally. The redevelopment of such buildings presents an opportunity to preserve or enhance the character of the area. The design of any new replacement building must take into account the character and appearance of the conservation area (see below).

E.8 Where a building makes a positive contribution to the conservation area there is a general presumption in favour of its retention (see over).



Robert Adam Street, W1. This 1960s redevelopment fails to pay regard to the adjacent Georgian terraced houses which play such an important role in defining the character of the Portman Estate Conservation Area.

The importance of unlisted buildings

E.9 The guidance produced by English Heritage in 'Conservation Area Practice' sets out the questions which should be asked in order to assess an unlisted building's contribution to the special architectural or historic interest of a conservation area. These relate to much more than a building's purely architectural merits.

E.10 The following questions should be asked:

has the building qualities of age, style, materials, or other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?

does it relate by age, materials, or in any other historically significant way to adjacent listed buildings and contribute positively to their setting?

does it, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?

does it have a significant historic association with established features such as the road layout, burgage plots, a town park, or landscape feature?

does the building have landmark qualities?

does it reflect the traditional functional character of, or former uses within, the area?

has it historic associations with local people or past events?

if a public building, does its use and internal public spaces contribute to the character or appearance of the conservation area?



The stuccoed building on the right is typical of the Pimlico Conservation Area and there is a strong presumption in favour of its retention. The same could not be said of the building on the left.

E.11 English Heritage state that any one of these could provide the basis for considering that the building make a positive contribution to the conservation area.

Demolition of buildings which make a positive contribution to a conservation area.

E.12 The latest Government advice, as set out in PPG 15 states:

The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be assessed on the same broad criteria as proposals to demolish listed buildings.

i.e. the following should be addressed:
the merits of alternative proposals for the site.

the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use.

the adequacy of efforts made to retain the building in use.

Alternative proposals

E.13 In order to assess the relative merits of existing and proposed buildings, it is necessary to consider carefully:

what the character and appearance of the conservation area is;

what contribution the existing building makes to that character and appearance;

what contribution the proposed building would make to that character and appearance. (See the section on design below.)

E.14 There will be cases where the contribution made by an existing building is such that it is unlikely that a new building will be able to match that contribution. In such cases the City Council is unlikely to consider favourably a proposal for demolition and redevelopment. Therefore, lengthy negotiations between applicants and officers about the design of a replacement building may be unnecessary and unproductive.

Conditions of buildings

E.15 In addition to the above, the City Council will take into account the condition of the existing building and its capacity for adaptation. If it can be demonstrated that the building is in very poor structural condition and that repair would be prohibitively costly, then the case for demolition may be strengthened. A full assessment of the costs of repair / refurbishment / re-use (a financial viability assessment) may be required. (If it is agreed that the building does not make a positive contribution to the conservation area then a financial viability assessment is unlikely to be necessary).

E.16 Old buildings cannot always meet the standards expected in modern developments. For example, floor-to-floor heights of modern office buildings are often much higher than in old buildings, facilitating the provision of under floor services and air conditioning within suspended ceiling voids. The floor loadings demanded by some modern office users may not be met by many old buildings.

E.17 However, these perceived deficiencies of older buildings are often exaggerated and most buildings are adaptable to a variety of modern uses. A building's failure to meet high modern standards is not sufficient reason to justify its demolition. Westminster's conservation areas contain large numbers of 18th and 19th century buildings currently in beneficial use. Many have been adopted, perhaps with the installation of modern services or their original floors have been strengthened to improve the floor loadings.

E.18 Some of today's requirements e.g. servicing, are transient and may soon become unnecessary or unwanted, as changes in technology make those requirements redundant. In the future, it may become easier to adapt and use old buildings more sensitively, without adversely affecting their character. Old buildings should not be altered insensitively to meet today's requirements when these may be superseded in the future.



10-11 Warwick Street, W1. The City Council resisted proposals for demolition and redevelopment, arguing, at appeal, that the buildings should be saved and rehabilitated. The appeal was dismissed and the buildings have been restored.

The design of new buildings in conservation areas

E.19 In assessing the merits of a proposed building it is necessary to consider much more than the intrinsic merits of that proposal. The City Council expects design to be of the highest architectural quality and to respect and interpret the existing character and appearance of a conservation area. New buildings must be seen as part of the wider whole. This does not mean that pastiche designs, which are pale imitations of historic buildings, will be appropriate or desirable. Good imaginative modern design of high quality is encouraged but only if it respects and enhances the character or appearance of the conservation area.

E.20 As part of its consideration of any new proposals for new buildings the City Council will have regard to such matters as height, bulk, massing, relationship to existing building lines, and historic plot widths. The scale, proportions, vertical and horizontal emphases, solid-to-void ratios of the facades will also be important as they affect the potential contribution of a new building to an area.

E.21 The richness of detailing and modelling, and the light and shade this gives to the facade, are important matters for consideration. Simple robust detailing may not be acceptable, especially in areas characterised by buildings with highly decorative facades. High quality materials, sympathetic to those which characterise the conservation area, are important. (See also the section on DES 7M).

E.22 In some special circumstances, replica designs of existing buildings will be required e.g. in uniform terraces containing gap sites, or to replace existing buildings which are unsympathetic to the rest of the terrace. In such cases it is vital that the design of the replica building is carried out in a scholarly fashion.

E.23 Reference should be made to other policies with respect to the design of new buildings as set out in the UDP. STRA 24, STRA 26, STRA 27, STRA 28, DES 1, DES 2, DES 3, DES 4, DES 9, DES 10, DES 11 and DES 17 are of particular relevance.

Demolition of buildings adjacent to conservation areas

E.24 The demolition of unlisted buildings outside but adjacent to a conservation area does not require conservation area consent. However, the City Council considers that proposals to demolish and redevelop buildings which lie outside but adjacent to the boundary of a conservation area, should maintain and, wherever possible, enhance the setting of the conservation area.

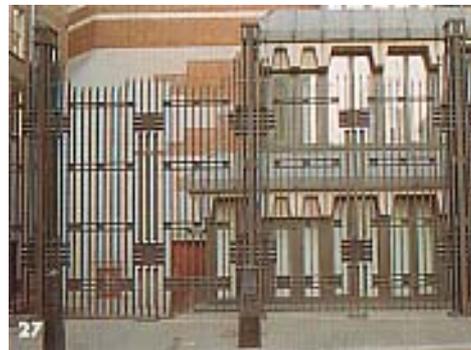


Tarrant Place, W1. A modern residential development in the Portman Estate Conservation Area which reflects the classical character of the area and complements the setting of adjacent listed buildings including St. Mary's Church (Grade I). (Architect - Quinlan Terry).



21-26 Bedford Street, WC2. The design of this large office and retail development responds to the character of this part of the Covent Garden Conservation Area by reflecting the traditional plot width pattern, the use of materials, classical details and proportions. (Architects - Fitzroy Robinson Partnership).

Richmond House, Whitehall, SW1. The use of red brick and stone banding relates closely to Show's New Scotland Yard which lies to the east. The building and its high quality metalwork make a significant contribution to the character of this part of the Whitehall Conservation Area. (Architects - Whitfield Partners).





Mandeville Place, W1. The continuity of this terrace of grade II listed buildings in the Portman Estate Conservation Area was interrupted by a building unrelated architecturally to the rest of the terrace. This was replaced by a modern building which replicated the appearance of its neighbours. (Architects - Farrell and Clark).

DES 7F - Conservation area consent for demolition

Formal consent for total demolition will not normally be granted in the absence of detailed and acceptable proposals for the replacement development for which full planning permission has been or is concurrently granted or is deemed to have been granted, and that consent will be so conditioned as to tie demolition to the implementation of the approved scheme.

F.1 The City Council will not normally grant consent for the demolition of a building without simultaneously granting planning permission for an acceptable replacement building. This is in order to avoid gap sites in conservation areas where demolition is not followed by redevelopment. Such gap sites do not preserve or enhance the character or appearance of conservation areas.

F.2 In granting conservation area consent, conditions will be imposed in order to link demolition to a specific redevelopment proposal, for which planning permission has been granted. Therefore, if the redevelopment proposal changes significantly, requiring a new planning permission, it may be also necessary to obtain a new conservation area consent. This will only be forthcoming if the revised scheme demonstrably preserves or enhances the character or appearance of the conservation area.

F.3 In addition, the City Council will normally require that demolition cannot take place until the City Council has considered and approved a signed and dated contract for the implementation of the demolition and redevelopment works. If the contract has not been drawn up and signed, demolition should not proceed. Again, this is to ensure that demolition is followed closely by redevelopment and a vacant site does not result.

F.4 To carry out demolition works without obtaining consent, or without complying with all the conditions of a consent, is a criminal offence, and the City Council has powers of prosecution.

DES 7G - Partial demolition

Where it is considered necessary to retain an unlisted building, in part or in whole, structural alterations to the building which would materially affect the character or appearance of the conservation area, including schemes for facade only retention, will only be acceptable where they will preserve or enhance the character or appearance of the conservation area and where it can be demonstrated that the alterations proposed can be carried out without unacceptable risk to the retained facade.

G.1 Proposals for partial demolition and redevelopment of unlisted buildings will be considered in a similar way to proposals for total demolition. An assessment of the relative contributions of existing and proposed

must be made: will the proposal make an equal or greater contribution to the character or appearance of the area than the existing building? (See DES 7E above).

G.2 The City Council will need to be convinced that partial demolition can be carried out without unacceptable risk to the parts of the building to be retained. A statement dealing with the structural implications of a proposal must be submitted for consideration.

G.3 In the past facades have collapsed during the course of partial demolition and redevelopment. This is totally unacceptable and the City Council will endeavour to ensure that this is not repeated. If a facade retention scheme cannot be carried out without unacceptable levels of risk, then a more conservation-based scheme, involving less demolition, should be considered.

G.4 Traditional cellular buildings are much more susceptible to structural collapse during the implementation of facade retention schemes than are steel framed commercial buildings. This is because the structure of the former works as an integral whole. Taking away one part puts the remainder at risk, as all parts of the building work together to support the building. With more modern buildings, the structural framework, floors and columns, and the facades are less dependent structurally upon each other. Therefore, it is often possible to support the facade temporarily whilst replacing the structure behind, or vice versa.

G.5 The architectural relationship between the interior and exterior of buildings in conservation areas is also important. This is often particularly significant in the case of cellular buildings where the design of the facades reflects the internal arrangement of rooms and circulation spaces. For example, the large windows of the piano nobile (first floor) or Georgian town houses reflects the size and importance of the rooms behind. The attic rooms, which are normally much smaller and plainer, are lit by much smaller windows.

G.6 The City Council has published guidance on structural alterations to historic buildings:
The Protection of Historic Buildings in Westminster - A guide to structural alterations for owners, architects and developers.

DES 7H - Redevelopment behind retained facades

Where complete demolition behind the facade is allowed, it may be necessary to maintain the scale or the original rooms behind the principal facades where it will affect the character or appearance of the conservation area.

H.1 The City Council seeks to avoid the 'stage set' effect, which results from insensitive redevelopment behind retained, historic facades. In such cases it is clear from the street that the new building and the old facade have little architectural relationship. Such developments can have a seriously adverse impact on the conservation area.

H.2 If demolition behind retained facades can be justified in conservation area and structural terms, then it will be necessary to pay attention to the relationship between the new floors and the retained facades e.g. it may be necessary to recreate the relationship between the facade and the internal compartmentation or when the facades of two buildings are retained, it may be necessary to reinstate the party wall line internally, avoiding large open plan spaces that do not relate to the external appearance of the buildings. Open plan spaces behind the facades of buildings that were originally compartmentalised can have an adverse effect on the character and appearance of a conservation area.



172 Regent Street, W1. The Regent Street facade has been retained whilst the remainder of the site, including the Kingly Street facade, has been rebuilt. (Architects - Chapman Taylor Partners / Kyle Stewart Design Services).

H.3 New floor levels must be carefully considered so that they are related to the openings in the retained facades. New floor levels which meet the facade below the top (or above the bottom) of existing window openings will not normally be acceptable, as they are likely to have an adverse effect on the external appearance of the building and the architectural integrity of the retained facade. Similarly, suspended ceilings which are below this level are not normally acceptable. This may mean that standard floor-to-floor heights cannot be used and may need to vary.

DES 71 - Extensions

Extensions to buildings in conservation areas should preserve or enhance the character or appearance of the area. They should in general be confined to the rear or least important facades and should not upset the scale or proportions of the building or adversely affect the character, appearance or setting of neighbouring buildings.

I.1 Extensions to the front or street facades of buildings will normally be unacceptable. This is because it is generally the street facades which make the greatest contribution to the character and appearance of a conservation area.

Extensions which involve infilling of light wells at basement level at the front will not normally be acceptable, as these light wells are an important characteristic of many conservation areas, and should be retained.

I.2 More change is often possible at the rear, or occasionally the side, of buildings, without affecting adversely the character or appearance of conservation areas. At the rear, buildings have often been subject to many alterations over the years and the uniformity that often exists on the street frontage of a terrace may not be found at the rear. Rear areas are also less public, in that they cannot normally be seen from the street and are only overlooked by adjacent properties.

I.3 However, the design of rear extensions and alterations must respect the architectural character of the existing building, the terrace of which it is part (if it is within a terrace) and the conservation area as a whole. Extensions should respect the scale and proportions of the existing building and must be architecturally subordinate to the main building.

I.4 Normally the extension should terminate at the penultimate storey level, or lower, thereby leaving the existing parapet line unaltered. The depth of the extension needs to respect any existing addition on the building or the terrace of which it is part. Extensions, which cover the whole of the plot, are normally unacceptable. A significant area of garden or amenity space should normally be retained at the rear. This is particularly important in residential areas but may be less so in some commercial areas, such as Soho. If the building has an L-shaped plan form at the rear then this should normally be retained i.e. the lightwell should not be infilled, except for a glazed, conservatory type extension at ground floor or basement level. Generally, full width extensions are not acceptable, except in certain circumstances at basement level.

I.5 The City Council has published guidance on conservatories in:
Conservatories - A Guide to Design and Planning Procedures (1994).

I.6 The detailed design and materials used should normally reflect those of the main building e.g. on an eighteenth or nineteenth century terrace of domestic buildings, a brick built extension with traditional sash windows within arched openings, will often be appropriate.



A degree of uniformity at the rear of a terrace. The line of the eaves gutter is uninterrupted by any extensions or alterations.

I.7 Where the character of a terrace or area is relatively homogenous, alterations and extensions should reflect this and not detract from the existing uniformity. Where the characteristics of a terrace are varied, then there may be scope for more varied and imaginative proposals, provided that the architectural integrity of the main building is respected and is not compromised.

I.8 There may be an established pattern of extensions within a terrace, which should be followed in order to maintain uniformity. However, not all existing extensions or alterations, which may be many years old, should be regarded as setting a precedent for future changes. Many works carried out in the past have not been sensitive to the architectural integrity of buildings and terraces.

I.9 With respect to proposals to alter the rear of a whole terrace, it may be acceptable to establish a new pattern of extensions, provided that their design is in scale with and respects the architectural characteristics of the existing terrace.

I.10 In some parts of the City, such as Bayswater, Maida Vale and St. John's Wood, early 19th century semi-detached villas are common and make a valuable contribution to the character and appearance of these conservation areas. The gap between villas is also an important characteristic of the conservation areas. Extensions at the side of these villas, infilling the gap between them, partially or wholly, will often

have an adverse impact upon the architectural integrity of the villa and the character and appearance of the conservation area. Such extensions will be unacceptable in many cases.

I.11 The City Council has published other supplementary planning guidance showing how properties within certain parts of the City can be altered and extended sensitively:

The Pimlico Design Guide (originally published in 1977 - republished in 1992).

Mews - A Guide to Alterations (1992).

The Queen's Park Estate Design Guide (1995).

Wilton Row and Old Barrack Yard - Design Guidelines for Alterations (1994).

Ennismore Gardens Mews - A Guide to Alterations (1995).

Relton Mews, SW7 - Guidelines for Alterations (1992).

I.12 The City Council's policies with respect to alterations and extensions generally are set out in policy DES 5 of the UDP.

DES 7J - Roof extensions, telecommunications equipment, other plant or ductwork

Roof extensions, should always complement the appearance of the existing building and, where appropriate, its neighbours. Telecommunications equipment, satellite dishes, ductwork or other roof plant should be sensitively located and should not adversely affect the character or appearance of conservation areas.

J.1 The skyline of buildings can be a very important part of the character of a conservation area, whether viewed from a distance or from the street in front of a building or terrace. Great care needs to be taken to ensure that changes at roof level area carried out in a way which represents individual buildings, the terraces of which they are part and conservation area as a whole.

J.2 In many parts of the City, especially where eighteenth and nineteenth century residential terraces dominate, traditional mansard roof extensions are most appropriate. This is the type of extension that has been used on these buildings since they were built and the use of such extensions is widespread throughout the City. Many terraces feature mansard roofs and, in order to preserve their uniformity, future extensions should perpetuate the existing pattern.

J.3 The traditional mansard roof is not a universal solution and on many types or style of building it would be inappropriate. In such cases a roof extension should respect the architectural character and style of the existing building but should always be subordinate to it. This may mean that its height and bulk should be kept to a minimum, and it should be set back from the facades, so that the original parapet lines remain unaltered.

J.4 In some instances roof extensions will not be acceptable in principle, if they have an adverse impact on the architectural integrity of the building, the unity of a terrace or group or the character and appearance of a conservation area.

J.5 The creation of roof terraces or gardens will not be acceptable where they have an adverse impact upon the architectural integrity of a building and its setting, the character and appearance of the area, or the amenity of adjacent occupiers. The loss of an existing pitched roof to create a flat roof terrace will normally be unacceptable where that roof makes a contribution to the character and appearance of a conservation area. The erection of railings, trellises and access stair enclosures, or other such structures at roof level will usually have an adverse impact upon the appearance of a building and the conservation area and will be resisted.



Blandford Street, W1. A terrace of early 19th century buildings with modern mansard roofs added in a consistent and traditional manner.



Air-conditioning plant should always be located out of sight, within the envelope of the roof or screened by an appropriately designed roof-like enclosure. Proposals for new buildings should make adequate provision for plant.

J.6 Further advice can be found in the City Council's supplementary planning guidance:
Roofs - A Guide to Alterations and Extensions on Domestic Buildings (1995).
Molyneux Street Conservation Area - A Guide to Roof Alterations (1992).
The Pimlico Design Guide (1992).
Mews - A Guide to Alterations (1992).

J.7 Extraneous fixtures such as telecommunications equipment, satellite dishes, ducts, water tanks and air conditioning plant are often located at roof level. They can have a serious adverse impact on the appearance of buildings and conservation areas. These items should be located to minimise their visual impact. Ideally they should be located within the envelope of the roof so that they are not visible from the surrounding area. If this is not possible, then they should be located in the least visually obtrusive location and screened by an appropriately designed enclosure, which respects the architectural character of the building. The enclosure itself should be designed to have minimal impact on the appearance of the building and the surrounding area.

J.8 Ducts should be routed internally if this is possible. For example, sometimes they can be run up existing chimney flues. Otherwise they must be located where they have least visual impact, e.g. within an internal lightwell. They should be finished to reduce their impact further. This may mean cladding with a

suitable material, e.g. brick, or at the very least, painted to match the adjacent facing materials. In some cases proposals for a change of use which requires ducting may be resisted on the grounds that the ducting would be unacceptable. It will normally be necessary for planning applications relating to restaurant or café use to show how any ducting will be accommodated.

J.9 Further advice can be found in the City Council's supplementary planning guidance: ***A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment (1994). Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission (1993).***

J.10 The City Council's policies with respect to roof alterations and extensions generally are set out in policies DES 5 and DES 6 of the UDP.

DES 7K - Retention of external features

In buildings which contribute to the character and appearance of conservation areas, it may be necessary to retain existing features, such as doors or windows, or to replace them in facsimile. Windows constructed in aluminium, UPVC or other non-traditional materials, or of a design out of character with the building in question, will not normally be acceptable. The replacement of existing non-traditional features with traditional alternatives will be encouraged.

K.1 Many features of a building contribute to its architectural character and its contribution to the character and appearance of a conservation area. Doors and windows are important features and they should normally be retained and repaired or reinstated to the original design if they are missing.

K.2 In recent years many alternatives to traditional windows and doors have become available. These include double glazed windows and doors in aluminium and plastic (UPVC). It is rarely, if ever, possible to produce a window in such materials which replicates accurately a traditional timber or metal window or door. Such modern alternatives have a major impact on the appearance of buildings and they are not normally acceptable on traditional buildings in conservation areas. Original traditional joinery or metalwork should be retained wherever possible. If later, non-original, windows or doors are to be replaced, replicas of the original work should be used. This will help preserve the character and appearance of the conservation area.



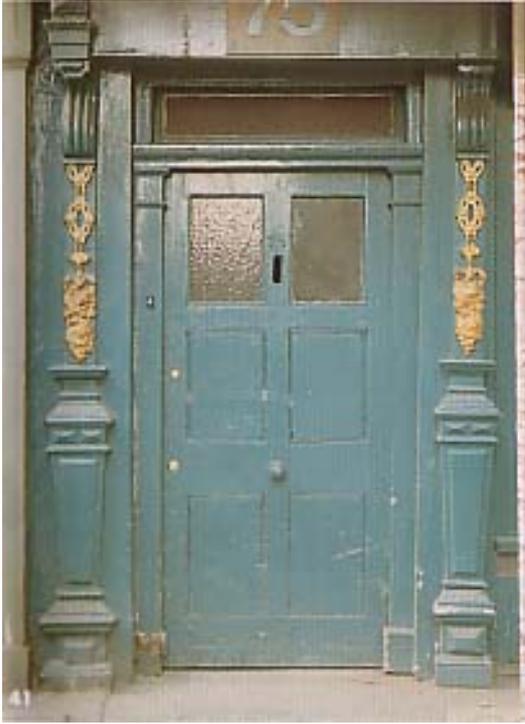
These replacement windows are wholly inappropriate and detract from the architectural integrity of the building, the terrace and the character and appearance of the Pimlico Conservation Area.



Formosa Street, W9. This Victorian shopfront makes a valuable contribution to the character and appearance of the Maida Vale Conservation Area and should be retained.



Original windows are important parts of buildings and should be retained. If they must be replaced then replicas of the originals should normally be used



Traditional joinery should be preserved insitu and repaired where necessary.

K.3 If double glazing is desired then internal secondary glazing behind the existing windows can be used without adversely affecting the external appearance of a building. On an unlisted building planning permission would not normally be required for this work. On listed buildings, listed building consent may be necessary.

K.4 In some cases, modern double glazed windows may be acceptable on unlisted buildings, provided that they would not replace important original windows, and their detailed design and appearance is entirely appropriate for the building and the conservation area. Such cases will be considered on their merits.

K.5 In the case of single family dwelling houses some alterations can be carried out without planning permission. Such work is defined as 'permitted development' by Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. You are advised to seek confirmation from the Development Division about whether the proposed works constitute permitted development or not.

DES 7L - Restoration of external features

In buildings which have lost important original features such as shopfronts, front porches or decorative stucco work, the presumption will be in favour of restoring the building to its original appearance or replacing the missing features with designs which complement the architecture of the building in question.

L.1 It is normally desirable to restore a building to its original appearance. This will make a contribution to the restoration of the character and appearance of a conservation area and will, in most cases, constitute enhancement.

L.2. Over the years alterations or damage may have occurred, robbing buildings of important features such as historic shopfronts, porticoes, cornices and so on. When the opportunity arises, every effort should be made to reinstate such features as replicas of the originals, where information is available about the original designs.

L.3 In some instances it may be possible to replace unsympathetic alterations with new designs which are not replicas, whilst still respecting and complementing the character and appearance of the area. For example, there are instances where a modern, sensitively designed shopfront can be installed successfully within an old building.



A stuccoed portico minus its mouldings. The retention of original details is vital to the preservation of the character of conservation areas.



35-37 Blandford Street, W1. Modern painted timber shopfronts in a variety of traditional styles. (Architects - Allies and Morrison).

L.4 The City Council has published other supplementary planning guidance dealing with the design of shopfronts and signs:

Shopfronts - A Guide to Shopfronts to their Design (1992).

A Guide to Shopfronts and Advertisements in Regent Street (1993).

Design Guidelines for Shopfront Security (1995).

Advertisement Design Guidelines (1992).

L.5 Other features such as alarm boxes, floodlights, boiler flue terminals, will often require planning permission. In some cases security cameras will require planning permission. (If the building is listed then planning permission and listed building consent will be required). These features can have an adverse impact on the external appearance of buildings, unless carefully handled. They should normally be located where they have minimal visual impact.



Floodlights should have minimal impact upon the external appearance of buildings through careful choice of fittings, wiring, location and colours of finishes.

L.6 Guidance on the illumination of buildings and security cameras can be found in:
Lighting Up the City - A good practice guide for the illumination of buildings and monuments (1994).
A Guide to the Siting of Security Cameras and Other Security Equipment (1995).

DES 7M - Materials

In most cases the City Council will expect new development or alterations or extensions which materially affect the character or appearance of buildings in conservation areas, to use traditional or other durable natural materials which preserve or enhance the character or appearance of the conservation area.

M.1 Materials use in conservation areas can have a large impact on the character of these areas, especially where the character of the area is relatively homogeneous e.g. in Pimlico, Bayswater and Belgravia, the use of stucco has a very significant role in the established character of these areas. New proposals should respect the prevailing use of materials within an area. In areas where building styles and types are varied, a wider range of materials may be acceptable.

M.2 Conservation areas are often dominated by historic buildings which are built of traditional materials such as brick, stone, stucco, slate, lead, copper and bronze. Similar materials will therefore often be desirable in new developments, in order to preserve or enhance the character or appearance of the area. These should normally be used in a traditional manner.

M.3 The dominant roofing material in many of the City's conservation areas is natural slate. In some cases lead may be appropriate, for example, to clad screening to roof-level plant areas. In some rare cases copper may be an acceptable roofing material. Other metals, such as zinc, will rarely be acceptable because they are uncharacteristic of most conservation areas.

M.4 Extensive use of modern materials such as curtain wall glazing, colour-coated aluminium panels or stainless steel are unlikely to be appropriate in many conservation areas because these materials are alien to the existing historic character of these areas.

M.5 Not all conservation areas are dominated by old buildings. For example, the Churchill Gardens Estate (built 1946-62), the Hallfield Estate (built 1951-59) and the Lillington Gardens Estate (built 1964-72) are designated conservation areas, because of their architectural and (recent) historic interest. The use of more modern materials, reflecting the existing special architectural character of the areas, might be appropriate on new buildings.

M.6 Whether materials are traditional or modern, they should be of the highest quality and capable of standing the test of time. Alternative materials may not be acceptable because of their appearance and lack of longevity. For example, reconstituted stone will not normally be acceptable if used extensively as a

facing material, because its appearance may deteriorate in the long term. Its use should generally be restricted to decorative details such as cornices.



4 Babmaes Street, SW1. High quality facing materials used to good effect on a narrow site within the St. James's Conservation Area. (Architects - Fletcher Priest).



46 Francis Street, SW1. A recent addition to the Westminster Cathedral Conservation Area. It relates closely to the architectural character of its neighbours, including the listed Clergy House, through the use of red brick and stone. (Architects – Roger Carpenter Kerr and O'Hara).

M.7 Further advice on the use and maintenance of stucco can be found in the City Council's guidance: **A Guide to Care and Maintenance of Stucco (1994).**

M.8 Further advice on facade cleaning can be found in the City Council's guidance:
Facade Cleaning - The removal of soiling and paint from brick and stone facades (1995).

Contacts

CLICK HERE FOR LINK TO
 WESTMINSTER CITY COUNCIL
 CONTACTS LIST

English Heritage

Where buildings are listed the advice of English Heritage (London Region) can be sought.

23 Savile Row, London W1X 1AB

Tel: **020 7973 3000**

Appendix 1 - Conservation areas affected by Regulation 7 controls

Adelphi, WC2	Leicester Square, W1 and WC2	St. James's, SW1
Bayswater, W2	Maida Vale, W9	St. John's Wood High Street, NW8
Charlotte Street (West), W1	Mayfair, W1	St. John's Wood (part), NW8
Cleveland Street, W1	Molyneux Street, W1	Strand, WC2 and EC4
Covent Garden, WC2	Pimlico, W1	Stratford Place, W1
Dorset Square, NW1	Portman Estate, W1	Trafalgar Square, SW1
East Marylebone, W1	Regent Street, W1	Westbourne, W2
Hanway Street, W1	Savoy, WC2	Whitehall, SW1
Harley Street, W1	Soho, W1	
Haymarket, W1		

Parts of Elgin Avenue and Sutherland Avenue are also regulation 7 areas, although they are not within a designated conservation area.

Appendix 2 - Article 4 directions in Westminster

Date	Address	Relates to	Made
	Abbey Gardens, NW8 (1-47 odd and 2-56 even)	Alterations to facades facing the highway (including parts not visible from street level), erection of alteration of gates, fences etc., the erection or alteration of a building in the curtilage, painting of the exterior (except doors).	1969
	1-27 Bridstow Place, W2	Alterations to facades, erection or alteration of gates, fences etc., the erection of a building or hardstanding in the curtilage.	1975
	1-37 Bristol Gardens (odd), W9	Enlargement, alterations to facades, erection or alteration of gates, fences, etc., the erection of a building or hardstanding in the curtilage, means of access to the highway, painting of facades.	
	Queens Park Estate, W10 (Most properties)	Alterations to facades visible from the highway, erection of a porch, change of roof materials or colour, erection of domestic oil storage tanks the where visible from highway, erection of gates, fences etc. visible from the highway, painting of the exterior visible from the highway (including boundary walls, fences, gates etc.), installation, alteration or replacement of a satellite antenna visible from the highway.	1992

Sussex Gardens, W1 (Garden areas fronting nos. 168-208)	The erection or alteration of means of enclosure of the gardens.	1982
6-10 Moncorvo Close, SW7	Enlargement or improvement of any part of the dwellinghouse or the erection or alteration of a building in the curtilage.	1984
Relton Mews, SW7 (Nos. 1, 4, 8, 11, 12, and 13)	Painting or repainting the exterior.	1993
	Enlargement, improvement or other alterations (no. 4 only).	1993

Other guidance

The City Council's Development Division has produced a number of publications dealing with various design and conservation matters, as well as with other matters of development and associated planning procedures.

A Guide to Care and Maintenance of Stucco (1994).
A Guide to Shopfronts and Advertisements in Regent Street (1993).
A Guide to the Design and Display of Estate Agent's Boards (1996).
A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment (1994).
A Guide to the Siting of Security Cameras and Other Security Equipment (1995).
Advertisement Design Guidelines (1992).
Bond Street - A Guide to Shopfronts and Advertisements (1992).
Conservation Areas - A guide to property owners (1992).
Design Guidelines for Shopfront Security (1995).
Ennismore Gardens Mews - A Guide to Alterations (1995).
Facade Cleaning - The removal of soiling and paint from brick and stone facades (1995).
Front Garden Parking - A Guide to Legislation and Design (1992).
Lighting Up the City - A good practice guide for the illumination of buildings and monuments (1994).
Map of Designated Conservation Areas (1994).
Mews - A Guide to Alterations (1992).
Molyneux Street Conservation Area - A Guide to Roof Alterations (1992).
Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission (1993).
Railings on Domestic Buildings in Westminster (1996).
Relton Mews, SW7 - Guidelines for Alterations (1992).
Repairs and Alterations to Listed Buildings - Supplementary Planning Guidance (1996).
Roofs - A Guide to Alterations and Extensions on Domestic Buildings (1995).
Shopfronts, Blinds and Signs - A Guide to their Design (1993).
Strategic Views in Westminster (1994).
The Listing of Buildings of Special Architectural or Historic Interest (1996).
The Pimlico Design Guide (1992).
The Planning Enforcement System in Westminster (1993).
The Protection of Historic Buildings in Westminster - A guide to structural alterations for owners, architects and developers (1992).
The Queens' Park Estate Design Guide (1995).
Trees and other Planting on Development Sites (1996).
Wilton Row and Old Barrack Yard - Design Guidelines for Alterations (1994).

**These can be obtained from the One-Stop Services and other Council offices (see 'Contacts').
(A charge of £2.00 may be made for some of these publications, to cover their printing cost).**

English Heritage publications:

Conservation Area Practice: English Heritage guidance on the management of conservation areas.
Development in the Historic Environment: An English Heritage guide to policy, procedure and good practice.

Department of Planning and City Development, Development Planning Services, April 1996