

demonstrated that such assets are equivalent to designated heritage assets it will be necessary to apply Policy LP11.

POLICY LP12: DESIGNATED HERITAGE ASSETS: CONSERVATION AREAS

- 1. The Borough Council will aim to:**
 - a) conserve or enhance the character or appearance of existing Conservation Areas;**
 - b) produce and update Conservation Area Appraisals; and**
 - c) where appropriate, identify additional Conservation Areas.**
- 2. Proposals for development in Conservation Areas will be permitted provided that:**
 - a) the location, form, scale, massing, density, height, layout, landscaping, use and external appearance conserves or enhances the special historic or architectural interest of the Conservation Area; and**
 - b) it conserves or enhances the setting of the Conservation Area and is not detrimental to inward or outward views.**
- 3. Proposals for consent to demolish a building in a Conservation Area will be permitted provided it has been demonstrated that:**
 - a) the building does not contribute to the character or appearance of the area;**
 - b) the building is of no historic or architectural interest or is wholly beyond repair and is not capable of beneficial use; and**
 - c) new development proceeds after the loss has occurred within a reasonable and agreed timescale and that the new development is of architectural merit which conserves and enhances the character of the Conservation Area.**

EXPLANATION OF POLICY LP12

Council's approach to Conservation Areas (Point 1 of Policy LP12)

- 8.55 The Borough will endeavour to provide up to date information about the significance of Conservation Areas, their local distinctiveness and character, and identify features of interest. The Borough Council has produced detailed appraisals for many of the Borough's Conservation Areas which provide detailed information relating to significant features¹³⁵ and will continue to prepare and update these as well as Conservation Management Plans where appropriate. From time to time the Borough Council will consider identifying additional Conservation Areas where evidence suggests that this is appropriate. The Borough Council will ensure that an area justifies such status because of its special architectural or historic interest.

Development proposals within a Conservation Areas (Points 2 and 3 of Policy LP12)

- 8.56 In determining planning applications for new development including changes of use within designated Conservation Areas the Borough Council will pay special attention to whether a proposal conserves or enhances the character and appearance of the particular Conservation Area. Proposals for development or change of use should look to reflect the particular identity of a Conservation Area. They will need to consider characteristics such as

¹³⁵ Details of the Borough's Conservation Areas can be found at <http://www.gosport.gov.uk/sections/your-council/council-services/planning-section/conservation/conservation-areas/area-appraisals/>

traditional building form and scale, the historic relationship between buildings and spaces, the retention of an historic street or settlement pattern, the architectural detailing of buildings and the pattern of uses which establish the character of the area. Such considerations will need to be set out in a heritage statement. The applicant should use existing available evidence including the AHBR and other evidence included in Box 8.1 to inform their proposals.

- 8.57 Where a development proposal is likely to have a significant impact on a Conservation Area, the applicant should provide the Borough Council with an appropriate detailed assessment of the special interest of the area and how a proposal would conserve and enhance the area.
- 8.58 In assessing the potential impact of proposed development in a Conservation Area the guidelines set out by Historic England in their Policy Statement on Enabling Development will be adopted.
- 8.59 The character of a Conservation Area is most often created by its buildings and spaces, so the loss of either a single building or a small group (whether listed or not) can have a significant and often disproportionate impact on the area's appearance. Any proposals to demolish a building should consider the contribution it makes to the character and appearance of the Conservation Area and the likely impact of demolition on the preservation or enhancement of the Conservation Area.
- 8.60 The Borough Council will aim to retain existing buildings within Conservation Areas where they have been identified as contributing to the character or appearance of the area, and will periodically review the identified buildings which make this contribution. There are occasionally cases where demolition could, as a last resort, be accepted. A full assessment will be required against the criteria set out in the NPPF and the latest Government best practice note¹³⁶. Where the loss of a whole or part of a building is permitted by the Borough Council it will be necessary to ensure that new development will proceed after the loss has occurred as set out in the NPPF.
- 8.61 The Borough Council will treat favourably proposals for new development in a Conservation Area or its setting which enhance or better reveal their significance.

¹³⁶ Currently this is known as English Heritage's 'PPS5 Historic Environment Planning Practice Guide'
<http://www.english-heritage.org.uk/professional/advice/government-planning-policy/pps-practice-guide/>