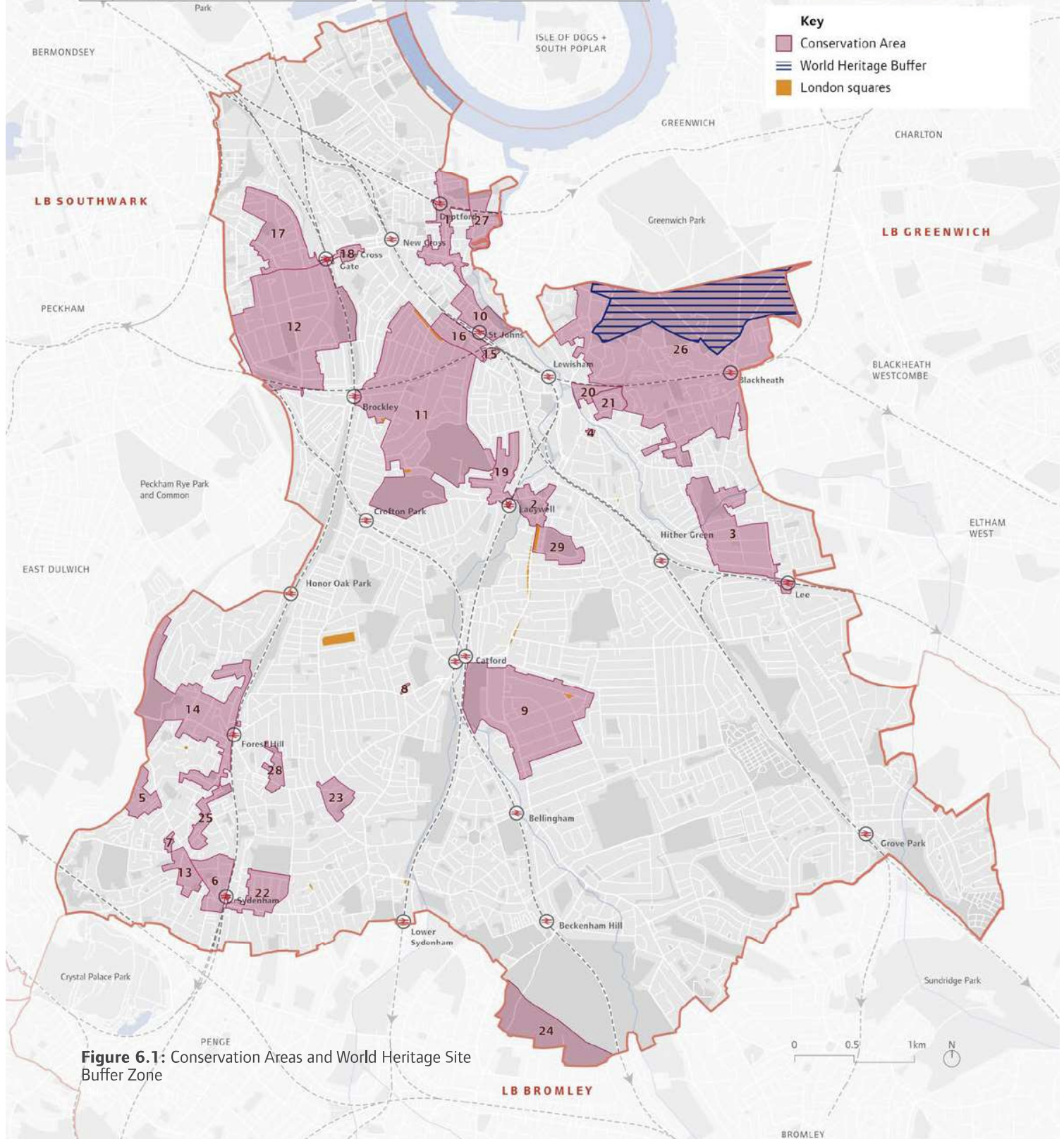


1	Deptford High Street & St Pauls Church
2	St Marys
3	Lee Manor
4	Mercia Grove
5	Sydenham Hill
6	Cobbs Corner
7	Halifax
8	Stanstead Grove
9	Culverley Green
10	Brookmill Road

11	Brockley
12	Telegraph Hill
13	Jews Walk
14	Forest Hill
15	Somerset Gardens
16	St Johns
17	Hatcham
18	Deptford Town Hall
19	Ladywell
20	St Stephens

21	Belmont
22	Sydenham Thorpes
23	Perryfields
24	Beckenham Place
25	Sydenham Park
26	Blackheath
27	Deptford Creekside
28	Perry Vale and Christmas Estate
29	Lewisham Park



HE2 Designated heritage assets

Maritime Greenwich World Heritage Site Buffer Zone

- A Development proposals affecting the Maritime Greenwich World Heritage Site Buffer Zone must protect and preserve the significance, integrity and authenticity of the Site's 'Outstanding Universal Value', including its setting and the views to and from it. All proposals will be considered having regard to the Maritime Greenwich World Heritage Site Management Plan and the official UNESCO Statement of Outstanding Universal Value.

Conservation Areas

- B Within Conservation Areas development proposals (including alterations and extensions to existing buildings) will only be supported where they:
- a. Preserve or enhance the special character and appearance of the Conservation Area having particular regard to:
 - i. Townscape, buildings, rooflines and the relationships between buildings;
 - ii. Plot coverage and open spaces, including gardens;
 - iii. Scale, form, elevational hierarchy, fenestration pattern, ornamentation and materials;
 - iv. Trees, topography, boundaries and other landscape features; and
 - v. Views, from the public and private realm, including streetscape views and views across rear gardens and public open spaces;
 - b. Do not result in an adverse impact on the special characteristics of a Conservation Area, taking into account if the development in isolation would lead to a minor degree of harm but cumulatively the degree of harm would be greater and would adversely affect the character and appearance of the Conservation Area.
- C Development proposals for bin sheds and bike stores should be located at the side or rear of properties where a front access to the side and rear and sufficient space exists.
- D Development proposals for the retention, refurbishment and reinstatement of features that are important to the significance of a Conservation Area will be supported. The Council will require the retention of architectural and landscaping features, such as front gardens and boundary walls, important to an area's character or appearance, if necessary, by the use of Article 4 Directions.
- E Proposals for the redevelopment of sites, buildings and structures that detract from the special characteristics of a Conservation Area will only be supported where they will complement and positively impact on the character and significance of the area.
- F Development proposals involving the demolition of buildings or structures that make a positive contribution to the character or appearance of a Conservation Area will be resisted.

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- G Development proposals on sites adjacent to a Conservation Area must not have a negative impact on the setting or significance of the Conservation Area.

Listed Buildings

- H Development proposals that would result in substantial harm to the significance of a Listed Building and its setting will be strongly resisted, in line with the NPPF.
- I Development proposals involving Listed Buildings (including alterations, extensions, refurbishment and repairs) will only be supported where:
- a. They relate sensitively to the building, and preserve or enhance its significance;
 - b. The setting of Listed Building is preserved or enhanced to better reveal the significance of the asset;
 - c. Important views, both of and from, the Listed Building are protected; and
 - d. Less than substantial harm to the Listed Building is avoided, or where this is not possible, then any harm is clearly and convincingly justified, and demonstrated to be outweighed by public benefit, in accordance with the NPPF.
- J Development proposals within the curtilage of a Listed Building should be sensitively designed and provide an appropriate site-specific response to :
- a. Preserve the integrity of the relationship between the Listed Building and its site and setting; and
 - b. Ensure there is no adverse impact on the future viability of the Listed Building.

Scheduled Ancient Monuments

- K Proposals for development or work that is expected to affect a Scheduled Ancient Monument will be assessed in consultation with Historic England and applications for planning permission should be submitted in parallel with applications for Scheduled Monument Consent.
- L Archaeological investigation will be expected to be undertaken prior to the submission of an application. The results of this investigation should demonstrably inform the proposed development or works. Where consent is granted, conditions may be used to secure further detailed investigations and appropriate mitigation works, along with a programme of recording, interpretation and dissemination of evidence found during the investigations. Development will be expected to preserve significant archaeological remains in situ.
- M Development proposals that would result in harm to the significance of a monument or its setting will be required to provide clear and convincing justification, and demonstrate that the harm is outweighed by public benefit, in accordance with the NPPF.

Registered Parks and Gardens and London Squares

- N Development proposals will be expected to safeguard the features which form part of the special character or appearance of a Registered Park, Garden or Square. They should also ensure development does not detract from the layout, design, character, appearance and setting of the asset, or harm key views into and out of the space.
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Explanation

Maritime Greenwich World Heritage Site Buffer Zone

- 6.17 World Heritage Sites are designated heritage assets of the highest order. The UNESCO declared Maritime Greenwich World Heritage Site is located adjacent to the northeast boundary of Lewisham. Its 'Buffer Zone' stretches into the Borough covering a part of Blackheath, as shown on the Policies Map.
- 6.18 As stated in the Maritime Greenwich World Heritage Site Management Plan (2014), a Buffer Zone is an area surrounding a World Heritage Site which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the site. This should include the immediate setting of the site, important views and other areas or attributes that are functionally important as a support to the site and its protection. This includes continuation of the Grand Axis from the World Heritage site to All Saints Blackheath Church and the openness of the heath, which the Local Plan broadly seeks to maintain and enhance. Blackheath's open character, and drama of approach, both support the Outstanding Universal Value of the Maritime Greenwich World Heritage Site and its designation as a Conservation Area. UNESCO has identified the main threats to the World Heritage Site, which include development pressures within the town that could impact adversely on its urban grain and from tall buildings, in the setting, which may have the potential to impact adversely on its visual integrity. The Buffer Zone is therefore considered inappropriate for tall buildings. The London Plan states that further planning guidance will be prepared on settings and buffer zones, which will support implementation of this policy.

Conservation Areas

- 6.19 Conservation Areas play an important role in shaping local urban character and identity. The Council has a statutory duty to preserve the character of Conservation Areas under Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. Conservation Area designation should not preclude appropriately located and sensitively designed development from coming forward. Indeed, the emphasis on Conservation Area management is to ensure that new development positively contributes to the area in which it is situated.
- 6.20 Lewisham's Conservation Areas are areas of high townscape value that hold particular significance in the story of the Borough's historic development and which underpin its distinctive local character. Applicants are strongly advised to refer the Council's Conservation Area Appraisals early in the planning and design stage. The appraisals should be the starting point for understanding the significance of a site, building, structure or other feature and the contribution it makes to the surrounding area. We will continue a rolling programme of producing and updating character appraisals for each of the Borough's Conservation Areas.



Blackheath

- 6.21 The character of a Conservation Area can depend heavily on the cohesiveness of form, consistency of materials and detailing of buildings. The alteration or loss of one individual feature to a building may appear minor in the wider context, but incrementally such small changes can erode the special interest of an area. We have made Article 4 Directions to a number of Conservation Areas to help prevent the loss of important and distinctive features, and will continue to do this where it is considered necessary.
- 6.22 We strongly encourage the reinstatement of original or other features that make a positive contribution to a Conservation Area. Such works can help to enhance or better reveal the area's significance. This includes the reinstatement or repair of features such as front boundary walls and fences, front garden soft landscaping and missing architectural detailing.
- 6.23 Not all elements of a Conservation Area contribute to its significance. Some buildings or features can have a negative or neutral impact. The adaptive re-use of redundant buildings and new infill development on disused land or under-utilised sites can represent an opportunity for enhancement. We will therefore support in principle such redevelopment where this will positively impact on and improve local character.

Listed Buildings

- 6.24 The Council has a duty to preserve the character of Listed Buildings under Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990. We will seek to ensure that the significance of a Listed Building is not harmed through inappropriate development to it, to structures or features in its curtilage, or by new development in its setting. Proposals will need to be informed by an understanding of the significance of a Listed Building and its wider setting, irrespective of whether works are proposed to the Listed Building itself. Planning permission and/or listed building consent will only be granted where the relevant requirements are satisfied.
- 6.25 The best way of securing the upkeep of historic buildings and areas is to keep them in active use. It is recognised that buildings and structures will often necessitate some degree of adaptation. The range and acceptability of proposed uses must therefore be a major consideration, particularly where Listed Buildings are concerned. The conversion of Listed Buildings to new or different uses can result in harmful impacts to the building's significance. This is due to works to the historic fabric (for instance related to the insertion of new service routes, vents and ducts) or plan form (for instance subdividing floor spaces to create additional units).

6.26 We will seek to ensure that extensions and other works or alterations to Listed Buildings are restricted to the less significant parts of the building. Proposals will be required to provide full details of the development or associated works. This is in order that the impacts can be appropriately assessed. This must include details of any ancillary works of servicing, extraction, fire separation, access, and sound and thermal insulation. In many cases non-standard approaches and materials will be necessary to respond sensitively to the historic building fabric and form. The cumulative impact of works that, in isolation, may cause only minor harm will also be considered.

6.27 Where development in the curtilage of a Listed Building is justified by the applicant as necessary to ensure its future viability or repair, and/or is classed as enabling development, full financial viability details will be required to be submitted.

Scheduled Ancient Monuments

6.28 The effect of a proposal on the archaeological value or special interest of a scheduled ancient monument is a material consideration in determining a planning application.

6.29 The best way to avoid loss of significance of buried archaeological remains is to preserve them in situ. Where this cannot be done, provision for excavation and recording will be required to be undertaken prior to development, or required by condition during development.

6.30 Lewisham has one Scheduled Ancient Monument, the Tudor Naval Storehouse in the former Royal Naval Shipyard, Deptford, now known as Convoys Wharf. Following investigations in the 20th century, the archaeological interest of the Dockyard and adjacent Sayes Court Manor site as a whole was recognised by the Secretary of State to be of equivalent significance to a scheduled monument, and therefore the whole site should be considered subject to the policies for designated heritage assets, as required by NPPF footnote 63.

Registered Parks and Gardens and London Squares

6.31 The inclusion of a site on the Register of Parks and Gardens or listed as a London Square is a material consideration in determining a planning application. The significance of the site includes the contribution made by boundary walls, buildings and features within it, as well as historic landscaping schemes and planting. Social, cultural and artistic values are likely to be important alongside historic and architectural values. London Squares will be included on the Policies Map.