

P16: Listed buildings and structures

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1 Development relating to listed buildings and structures will only be permitted where it avoids unjustifiable harm to the special significance of listed buildings and structures and their settings by conserving and enhancing:

- i. The historic fabric, architectural style and features, curtilage, site layout, plan form and readability, and land use; and
- ii. The contribution of the building to its setting or its place within a group; and
- iii. Views that contribute positively to the significance of the building or structure or their setting; and
- iv. The viable use of listed buildings and structures that is consistent with their on-going and long term conservation.

2 Any harm to the significance of the listed building or structure that results from a proposed development must be robustly justified

Reasons

Heritage assets are irreplaceable and we recognise the importance of Southwarks built heritage as an essential community asset. We will seek the conservation and enhancement of this asset as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. Southwark has around 2,500 listed buildings which define local character, providing a sense of place and enrich the townscape.

P17: Conservation areas

Development relating to conservation areas will only be granted where:

1.1 The development conserves and enhances the significance of conservation areas, taking into account their local character, appearance and positive characteristics published in Conservation Area Appraisals and Conservation Area Management Plans; and

1.2 The development conserves and enhances the significance of a conservation area's setting, including views to and from the conservation area; and

2 The demolition of buildings or structures that make a positive contribution to the historic character and appearance of a conservation area will not be generally permitted. Any replacement buildings

or structures must conserve and enhance the conservation areas historic character and distinctiveness.

Reasons

We recognise the importance of Southwarks built heritage as a community asset and will seek the adequate safeguarding of this asset. These areas help define local character, providing a sense of place and enriching the townscape. The control of external appearances is important within conservation areas and where the quality of the

environment is particularly high. Our published conservation area appraisals include detailed evaluations of the character and special features of each conservation area and provide additional supplementary guidance for developments affecting conservation areas. We are keen to encourage a high quality of design in conservation areas. This may include the use of modern materials or innovative techniques on new developments as they can sustain or enhance the character or appearance of the conservation area.

P18: Conservation of the historic environment and natural heritage

Development must:

1.1 Conserve and enhance the significance of the following heritage assets and their settings:

- i. Scheduled monuments; and
- ii. Sites of archaeological interest; and
- iii. Protected London squares; and
- iv. Registered parks and gardens; and
- v. Trees within the curtilage of a listed building; and
- vi. Trees that contribute to the historic character or appearance of conservation areas; and
- vii. Trees that are subject to a Tree Preservation Order (TPO); and
- viii. Ancient hedgerows; and
- ix. Buildings and land with Article 4 (1) directions inside and outside conservation areas; and
- x. Unlisted buildings of townscape merit; and
- xi. Undesignated heritage assets including Second World War Stretcher Fences; and
- xii. Foreshore and river structures; and

1.2 Enable the viable use of the heritage asset that is consistent with its on-going and long term conservation; and

1.3 Provide robust justification for any harm to the significance of the heritage asset that result from the development.

Reasons

Southwark is home to a wide array of historic assets of local, regional and national importance. They help define our historic character, provide a sense of place and enrich the townscape.