



Conservation Area

General Guidance



This document was produced by the Spatial Planning team

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Image credits:

Royal Borough of Kingston upon Thames and
Conservation Area Advisory Committees

Disclaimer:

Every effort has been made to ensure the accuracy of this document, however the council is not liable for any issues that arise from any inaccuracies.

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About this document

This Conservation Area General Guidance aims to enhance the quality and protection of the borough's conservation areas, by outlining relevant policies, legislation and good practice for common issues and projects.

The designation of conservation areas is a positive commitment to safeguarding the areas of our historic environment with the highest quality. However, their continued success largely depends on the actions of those responsible for the maintenance and development of buildings and land within conservation areas and their settings.

This document is therefore intended for:

- property occupiers, owners and their agents
- council officers and planning committee members
- local amenity societies

The principles of development also apply to sites in Local Areas of Special Character.

This document was adopted at Place Committee in June 2023, followed by public engagement and further minor modifications. It is a material consideration when the council assesses planning applications.

All applicants submitting planning applications for sites within conservation areas and their settings are expected to consult this document, alongside all other relevant planning policies and guidance. Information on where to find these is available throughout this document, and in [Chapter 9](#).

Please note that all web hyperlinks were correct at the time of publication. If inactive, refer to the relevant organisation.





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1. Conservation areas in Kingston

1.1 What is a Conservation Area?

- Conservation areas are designated by the council under the Planning (Listed Buildings and Conservation Areas) Act 1990. They have “special architectural or historic interest”, the character or appearance of which is “desirable to preserve or enhance”.
- This special architectural or historic interest, the reason for an area’s designation as a heritage asset, is also defined as a conservation area’s significance. It is based on the overall value of the area as a whole. This includes the design, material treatment, arrangement, age and historic associations of its buildings, streets and spaces.
- A key implication of this designation is the increased importance given to design considerations in planning new developments or building alterations, which should be sensitive and well-integrated with the area’s established character or appearance. In addition, some types of development typically permitted elsewhere require planning permission in a conservation area (see [Chapter 3](#)).

1.2 Conservation areas in Kingston

- The borough has 26 conservation areas, covering 9.4% of the borough (approximately 10,000 addresses).
- These can be viewed in the map opposite, and in the interactive Heritage Map in the council’s Map Gallery at kingston.gov.uk/your-council/privacy-and-data/map-gallery.
- Conservation area summaries, designation reports and any adopted appraisals, are on the council’s website at kingston.gov.uk/planning-and-building-control/heritage-conservation/conservation-areas.

1.3 Conservation Area Advisory Committees (CAACs)

- Three independent Conservation Area Advisory Committees (CAACs) operate in the borough, covering Kingston and North Kingston, New and Old Malden, and Surbiton.
- CAACs are made up of local residents who are interested in helping to protect our historic environment. Their main activity is reviewing planning applications. They also support the council in terms of policy and guidance, monitoring building developments, and other service improvements.
- For more information, see kingston.gov.uk/planning-and-building-control/heritage-conservation/conservation-areas-advisory-committees-caacs.

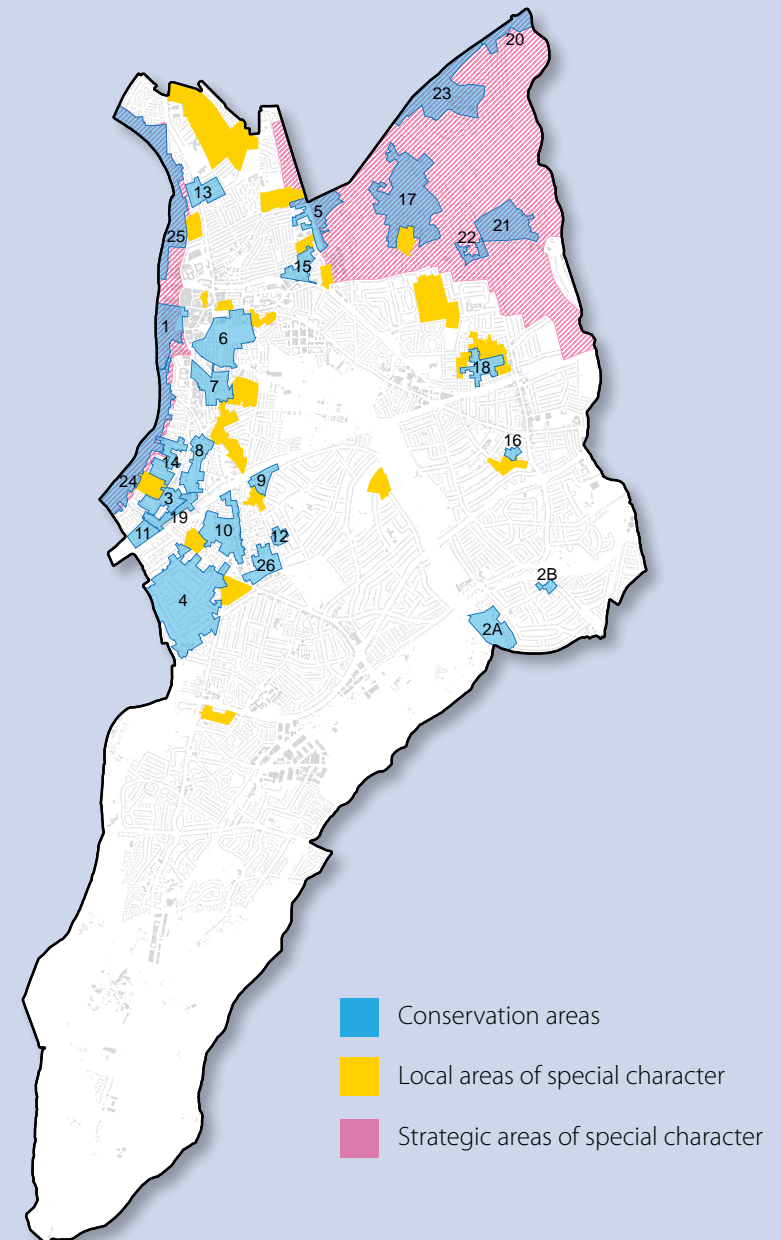
1.4 Map of Kingston's conservation areas

List of conservation areas	
1	Kingston Old Town
2a	Old Malden (St Johns)
2b	Old Malden (Plough Green)
3	St Andrew's Square
4	Southborough
5	Liverpool Road
6	Fairfield/Knight's Park
7	Grove Crescent
8	Claremont Road
9	Surbiton Hill Park
10	Oakhill
11	Victoria Avenue
12	Christchurch
13	Richmond Road

List of conservation areas	
14	Cadogan Road
15	Park Road
16	Presburg Road
17	Coombe Wood
18	The Groves
19	Surbiton Town Centre
20	Kingston Vale
21	Coombe Hill
22	Coombe House
23	Kingston Hill
24	Riverside South
25	Riverside North
26	Fishponds Park

All of the conservation areas in the borough are listed in the order they were designated, from 1971 to 2004. These are shown on the borough map in blue.

For more information on the council's local and strategic areas of special character, see [Chapter 3.7.2](#).



2. Conservation areas in law and policy

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

- The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation for conservation areas.
- Under Section 69(1), the council designates conservation areas. These are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”
- An area’s designation as a conservation area hinges on its overall character and appearance, encompassing buildings, streets, spaces, landscaping and trees. The council should ensure areas warrant conservation status through detailed assessment and public consultation.
- Under Section 69(2), the council has a duty to review its conservation areas, and assess the need for further designation.
- Members of the public can propose new conservation areas by submitting evidence of their special interest and any threats to spatial.planning@kingston.gov.uk. This may include historic area assessments, maps, building audits and suggested boundaries.
- Under Section 71, the council has a duty to create and publish proposals for the “preservation and enhancement” of conservation areas, for consideration at a public meeting.
- Under Section 72, the council pays “special attention” to the “desirability of preserving or enhancing the character or appearance” of conservation areas when performing planning functions.
- For more information, look up Historic England *Conservation Area Appraisal, Designation and Management* at historicengland.org.uk/images-books/publications.

2.2 National Planning Policy Framework (NPPF)

- The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how they should be applied. View it at gov.uk/government/publications/national-planning-policy-framework--2.
- The chapter on ‘Conserving and enhancing the historic environment’ outlines policies for managing the historic environment and heritage assets, which include designated conservation areas. It sets out that heritage assets are an irreplaceable resource, and their conservation offers a “contribution to the quality of life of existing and future generations”, with “wider social, cultural, economic and environmental benefits”.
- Guidance on how to apply these policies is available in:
 - Government planning guidance gov.uk/guidance/conserving-and-enhancing-the-historic-environment
 - Historic England *Good Practice Advice 1: The Historic Environment in Local Plans*
 - Historic England *Good Practice Advice 2: Managing Significance in Decision-Taking in the Historic Environment*
 - Historic England *Good Practice Advice 3: The Setting of Heritage Assets*
- All Historic England guidance is available at historicengland.org.uk/images-books/publications.

2.3 Kingston's planning policy

- All development proposals are determined in accordance with policies in Kingston's Adopted Development Plan, which includes the London Plan.
- Sites may also be subject to Neighbourhood Plans, Article 4 Directions and Supplementary Planning Documents. All of these documents can be viewed on the council's website at kingston.gov.uk/planning-and-building-control/planning-policy.
- Other policies and documents are a material consideration when determining applications, and may affect the outcome of decisions made. These include national policy documents issued by central government, Historic England guidance documents and planning guidance issued by the council.



Hierarchy of planning law and policy

3. When is planning permission required?

3.1 The definition of development

- For interactive guidance on different types of development and what requires planning permission, go to:
 - Planning Portal planningportal.co.uk/permission
 - Government guidance gov.uk/guidance/when-is-permission-required

3.2 'Like-for-like'

- The 'like-for-like' replacement and repair of individual building elements will generally not require planning permission, if they match the existing in:
 - composition, texture, colour and finish
 - dimensions
 - pattern and arrangement
 - detailing
- It should be carefully considered whether replacement is truly necessary, as it can result in the loss of historic authenticity and patina. Replacements will often be of poorer-quality materials or construction, or otherwise expensive and not readily available.
- Equivalent materials that might seem to be similar in appearance can be very different in reality, particularly as they weather and age. They will contrast on the same building or street.

3.3 Permitted development

- Minor developments on single dwelling houses may be permitted under the Town and Country Planning (General Permitted Development) Order, otherwise a full planning application is required.
- For more information, see kingston.gov.uk/planning-and-building-control/planning-applications/homeowner/check-if-you-need-planning-permission.

Common examples of Permitted Development Rights restricted in conservation areas

- Total or partial demolition of buildings or structures
- House extensions (to the side, or greater than single-storey to the rear)
- Exterior cladding
- Roof enlargement or addition
- Erecting detached ancillary buildings, sheds or stores between the side elevation wall and boundary of a house
- Erecting chimneys, flues or pipes to any front or side elevations, or facing a highway
- Installing antennas or satellite dishes on chimneys, walls, or roof slopes visible from a highway, or on buildings over 15 metres high
- Installing photovoltaic or solar thermal equipment on a wall facing a highway

3.4 Lawful Development Certificates

- If you think that your building works can be done under permitted development, it is recommended that you apply for a Lawful Development Certificate.
- While not compulsory, it provides proof that your building work is lawful. Not obtaining a Lawful Development Certificate could potentially lead to future legal difficulty, for example when selling the property.
- For more information, see the council website at kingston.gov.uk/planning-and-building-control/planning-applications/homeowner/lawful-development-certificate.

3.5 Article 4 Directions

- Article 4 Directions remove certain permitted development rights, requiring planning permission.
- The council's current Article 4 Directions can be found at kingston.gov.uk/planning-and-building-control/planning-policy/article-4-directions.
- For more information, see gov.uk/guidance/when-is-permission-required#article4.

3.6 Trees

- The Town and Country Planning Act 1990 protects trees in conservation areas, if they have a minimum diameter of 7.5cm at 1.5m above ground. This excludes other plants like hedges, shrubs, palms, climbers, or ornamental grasses.
- For trees in a conservation area not under a Tree Preservation Order (TPO), a Section 211 Notice must be submitted to the council at least 6 weeks before any work. This allows the Authority to consider implementing a TPO, if there would be harm to public amenity.
- Any works to trees with a TPO require council permission, under normal TPO procedures. This involves applying for consent prior to starting any work.
- Failure to provide a Section 211 notice or contravening a TPO carries the same penalties. Deliberately destroying or damaging a tree is a criminal offense, potentially leading to a £20,000 fine. Depending on any financial gain, the Crown Court can impose unlimited fines under the Criminal Proceeds Act. A replacement tree is typically required in addition to any legal action.
- For further guidance see kingston.gov.uk/environmental-health-and-public-issues/trees-and-hedges/protected-trees.

3.7 Additional designations to consider

3.7.1 Listed and locally listed buildings

- If an application site is near a listed or locally listed building, the proposed development must consider its impact on that building's significance and setting, in addition to the conservation area.

Listed buildings

- Listed buildings are statutorily designated heritage assets under the Planning (Listed Buildings and Conservation Areas) Act 1990. They are structures of special architectural or historic interest, on a national list compiled by the Government with advice from Historic England.
- Search the list at historicengland.org.uk/listing/the-list/.
- Controls and regulations under the Act apply to all listed buildings, whether they are in or outside of a conservation area.
- Internal or external works affecting a listed building's special architectural or historic interest require Listed Building Consent, in addition to any necessary planning permissions. For guidance on this, see planningportal.co.uk/planning/planning-applications/consent-types/listed-building-consent.

Locally listed buildings

- Locally listed buildings are non-designated heritage assets. They don't meet national listing criteria, but are structures of local historic, architectural or townscape value.
- They may be identified during the planning process.
- For more information, see kingston.gov.uk/planning-and-building-control/heritage-and-conservation/listed-and-locally-listed-buildings.



3.7.2 Local or Strategic Areas of Special Character (LASCs or SASCs)

- Local Areas of Special Character have townscapes, landscapes, or architecture that contribute to the quality and distinctiveness of the local built environment, despite not being designated conservation areas.
- Permitted development rights are unaffected in a LASC. However, as non-designated heritage assets the council considers potential impacts to their significance when assessing planning applications. The principles of development outlined in this guidance will generally also apply to LASCs.
- Further information on these can be found on the council's website at kingston.gov.uk/planning-and-building-control/heritage-and-conservation/local-areas-of-special-character-lasc.

Some listed and locally listed buildings in conservation areas (from right to left):
Market House, Former Vicarage to St Johns Church, 3 Surbiton Road, 37-41 High Street, The Albany Boat House, Surbiton Station, 4-6 Cadogan Road, 106 Ditton Road

3.8 Planning enforcement

3.8.1 Planning enforcement

- **Enforcement action by the council, supported by the community, is essential for the protection of a conservation area's special character.**
The council can take enforcement action if any unauthorised works to land, buildings, or trees occur without the correct planning permission or consents, or if a site is harming the amenity of a neighbourhood.
- If the planning breach cannot be remedied, or a retrospective application for unauthorised works is refused, an enforcement notice for reinstatement or resolution may follow, with non-compliance leading to criminal prosecution.
- The public are encouraged to report all suspected unauthorised planning breaches at kingston.gov.uk/planning-and-building-control/planning-applications/report-breach-planning-control.

3.8.2 Official Notices

- Under the Town and Country Planning Act 1990, the council can issue a Section 215 Notice to owners or occupiers of land or buildings that are negatively impacting a conservation area, requiring them to remedy their poor condition. Non-compliance allows the council to carry out the work and reclaim costs.
- Under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the council can issue an Urgent Works Notice for urgent repairs, to listed buildings or those in a conservation area, to prevent further deterioration. If the owner fails to act within a specified timeframe, the council may undertake the repairs and recover the costs.
- Under Section 48 of the Act, the council can serve a Repair Notice on a listed building, outlining necessary preservation works. If not carried out within a specified timeframe, the council may pursue the compulsory purchase of the building.
- For more information, look up Historic England guidance *Stopping the Rot: A Guide to Enforcement Action to Save Historic Buildings* at historicengland.org.uk/images-books/publications.

4. How to apply for planning permission

4.1 Pre-Application advice

- Given the sensitive nature of developments in conservation areas, it is recommended to seek council advice on necessary planning permissions, submission requirements and design. This pre-application service helps identify issues early, saving time and costs on full planning applications. It should be ideally pursued after consulting all of the relevant planning policies and guidance, as referenced in this document.
- For more information, see kingston.gov.uk/planning-and-building-control/planning-applications/apply-pre-application-planning-advice.

4.2 Submitting a planning application

- All planning applications are made via the Planning Portal at planningportal.co.uk/applications.
- Upon receipt, all applications are validated by the council, to ensure all the required information has been provided.
- For more information, see kingston.gov.uk/planning-and-building-control/planning-applications/homeowner/check-your-application-is-valid.

4.3 Decision-making

- All applications for planning permission will be assessed in terms of impacts to the significance of the conservation area, and whether the character and appearance is conserved or enhanced. See **Chapters 5** and **6** for guidance on what may need to be considered.
- For details on how your planning application is assessed, see kingston.gov.uk/planning-and-building-control/planning-applications/how-we-make-planning-decision.

Heritage Statement / Heritage Impact Assessment

Following the NPPF, all planning applications with the potential to impact a conservation area, whether this is inside the boundary or in its setting, must include a Heritage Statement.

This should:

- Demonstrate an understanding of the form, materials and history of the conservation area.
- Describe the significance of the conservation area, including the contribution of its setting to this significance.
- Demonstrate how any potential impacts of the proposal on that significance have been understood, and how any harm has been avoided, minimised or mitigated.
- Demonstrate how the proposal has aimed to better reveal or enhance the asset's significance.
- Reference this document, and any Conservation Area Appraisals and Management Plans or Designation Reports.

For further guidance, look up:

- Historic England *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* at historicengland.org.uk/images-books/publications
- GLA *Practice Note on Heritage Impact Assessments and the setting of heritage assets* at london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance



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5. General development considerations

5.1 Significance

- Following legislation and policy, all development proposals should **conserve or enhance the significance of a conservation area**. This means avoiding or minimising harm.
- As outlined in **Chapters 1** and **2**, the significance of a conservation area lies in its special historic or architectural interest, the character or appearance of which is desirable to preserve or enhance. It is the whole combination of the area's features and qualities that contribute to its significance
- Conservation area appraisals and designation reports should clearly set out the significance of a conservation area. Where these are not available, planning applications should still demonstrate a thorough understanding of this, and any contribution made by their setting, and how this has informed the development of the proposals.

5.2 Setting

- **The setting of a conservation area can make a large contribution to its significance, or the appreciation of its significance.** As such, the impact of proposals on settings should be given careful consideration.
- This follows the NPPF and:
 - Historic England *Good Practice Advice 3: The Setting of Heritage Assets*, available at historicengland.org.uk/images-books/publications.
 - *GLA Practice Note on Heritage Impact Assessments and the setting of heritage assets*, available at london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance

Key factors that contribute to an area's significance

Architecture - the art and design of individual buildings

- Building typologies and uses
- Building arrangements and forms
- Materials
- Detailing.

Townscape - the arrangement and appearance of buildings, spaces and other physical features

- Public realm and streetscape
- Massing and scale
- Boundary treatments
- Groupings of buildings
- Topography
- Planting, vegetation and trees.

Urban morphology - the pattern of historic settlement, development and its proportions

- Historic plots and layouts
- Historic street patterns, and the interaction of public and private spaces
- Historic settings of the conservation area.

Ambience and other sensory experiences

- Light
- Noise
- Smells
- Patterns of activity.

Historic associations

Any important historic associations with notable people or events.

5.3 The historic environment and sustainability

5.3.1 Targeting carbon reduction

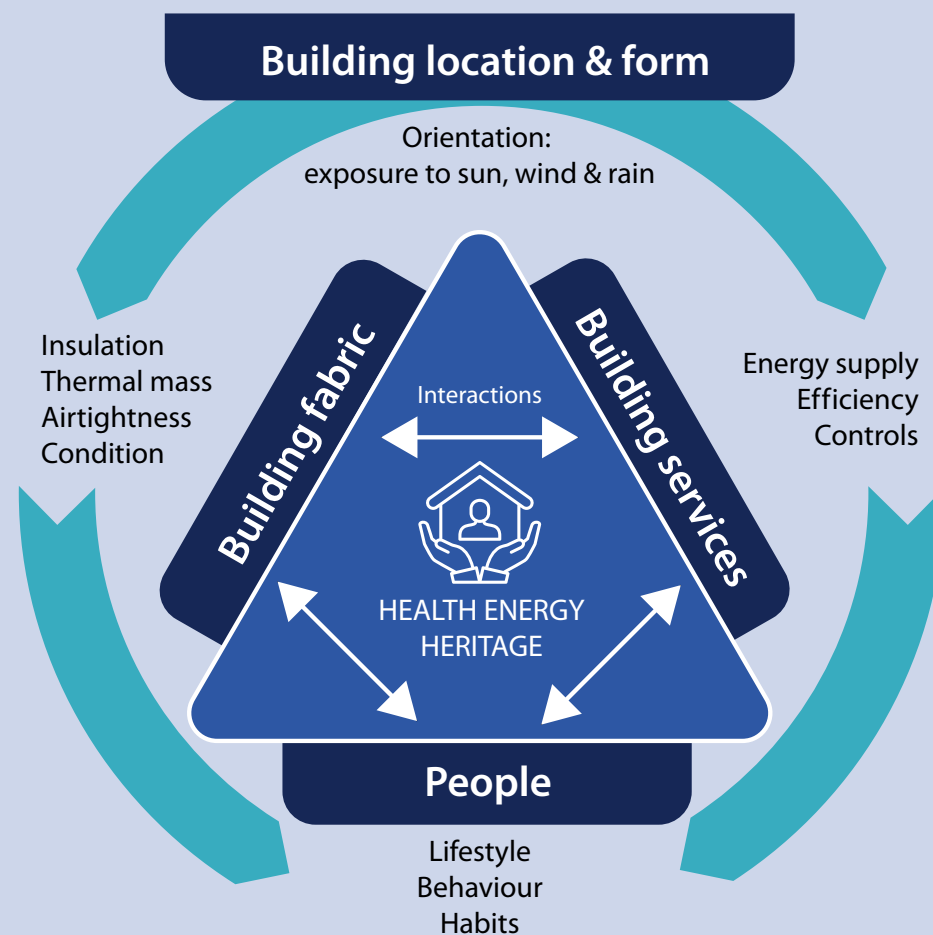
- Maintaining the continued use and appreciation of good quality buildings, streets and spaces, using traditional materials and craftsmanship in conjunction with appropriate new technologies, is inherently sustainable.

There is a perception that building conservation hinders progress in meeting sustainable development goals and net-zero carbon ambitions. However, it contrasts with short cycles of poor-quality construction, demolition and waste.

National policy	GLA policy	Council policy
<ul style="list-style-type: none">• The built environment currently contributes a quarter of the UK's total emissions across all stages of development: construction, use, and demolition. To meet the Government's 2050 carbon-neutral target and Carbon Budget goal of 78% emission reduction (from 1990 levels) by 2037, these emissions must decrease.• The National Planning Policy Framework (NPPF) acknowledges that safeguarding and improving our built and historic environment contributes to sustainable development. It recognises the "wider environmental benefits that conservation ... can bring."• This is supported by extensive research by Historic England, which can be read at historicengland.org.uk/research/heritage-counts/heritage-and-environment/.	<ul style="list-style-type: none">• The Mayor of London has committed to a target of achieving net-zero by 2030.• As part of this, the London Plan has the following sustainability framework for development in London:<ul style="list-style-type: none">• 'be lean' (reduce demand)• 'be clean' (efficient, clean energy)• 'be green' (maximise on-site renewables)• 'be seen' (monitor performance)• The London Plan has a requirement for Whole Life Carbon (WLC) Assessments. The guidance highlights the importance of retaining and reusing existing building materials and structures, aligning with a 'fabric first' approach and using local materials. Find this at london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance.	<ul style="list-style-type: none">• In 2019, the council declared a Climate Emergency.• The updated 2024 Climate Action Strategy continues the commitments to net-zero council operations by 2030 and borough-wide carbon neutrality by 2038. This includes themes of decarbonising energy, sustainable development, retrofit, and new technologies. Find this at kingston.gov.uk/climate-and-sustainability/kingstons-climate-action-strategy.

5.3.2 The retrofit of historic buildings

- To improve energy efficiency and thermal comfort, the council recognises the need to effectively upgrade our existing buildings.
- The council has developed an online retrofit toolkit, which includes advice for those living in conservation areas and traditional (pre-1919) buildings. This can be found at kingston.gov.uk/climate-and-sustainability/energy-saving-hub/retrofit-guidance-households.
- A holistic 'whole-house approach' - that considers the fabric, services, and occupants of a building together with the environment it is sited in - should be taken to avoid compromising historic building fabric and the character of the building and area. A Retrofit Coordinator, especially one experienced in traditional buildings, is recommended.
- Historic England has a series of technical advice on retrofit and energy efficiency at historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings.
- The Sustainable Traditional Buildings Alliance also has a number of useful resources at stbauk.org.



The Building Performance Triangle sets out the 'whole-house approach' to retrofit

6. Development guidelines and best practice

6.1 Key building elements

- Changes to features contributing to the conservation area's special character and appearance, especially regarding original historic elements, may require planning permission if not 'like-for-like' (see [Chapter 3.2](#)). This is while Permitted Development Rights allow alterations to single dwelling houses if "the materials used in any exterior work (other than materials used in the construction of a conservatory) [are] of a similar appearance to those used in the construction of the exterior" (The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, A3).
- The council encourages enhancing buildings and conservation areas by reinstating original features, or reversing poor alterations. Pre-existing later changes, such as uPVC or aluminum windows or doors and poorly-designed rooflights or dormers, do not justify further inappropriate development. They harm the character of a building and streetscene.



6.1.1 Windows

Retention and repair

- Original timber or metal window frames and historic glazing are integral to the appearance and character of a building and area, and should be repaired wherever possible. This can be more cost-effective and less disruptive than their replacement, while saving embodied carbon.
- The thermal performance of existing windows can be improved with maintenance and draught proofing. For further advice, look up *Historic England Energy Efficiency and Historic Buildings: Draught-proofing windows and doors* at historicengland.org.uk/images-books/publications.



Secondary glazing

- Secondary glazing is an independent internal window system that sits behind original windows, reducing air leakage and heat loss. It offers better thermal performance than draught-proofing and suits difficult-to-seal windows.
- Openable panels allow access for cleaning and ventilation, while fixed units are designed to be removed in the summer months.
- Careful consideration should be given to the design of secondary glazing, so it is well-integrated with the original window. For further advice, look up *Historic England Energy Efficiency and Historic Buildings: Secondary Glazing for Windows* at historicengland.org.uk/images-books/publications.



New window units

- **The council promotes replacing unsympathetic, unoriginal windows.** This not only enhances an area's historic character, but offers an opportunity to upgrade thermal performance using slimline, vacuum, or laminated glazing. Planning permission may be needed.
- Traditional buildings typically have timber sash or casement windows. Replacements should match the original design, material, finish, profiles and detailing, especially for visible windows. This includes the types of windows, and the positions of mullions and transoms.
- Non-traditional uPVC or aluminium windows harm historic character, have shorter lifespans and are difficult to repair. However, they might be acceptable on rear elevations if their design mimics the original.
- Many 1920s and 30s buildings have steel or 'crittall' windows, which can be replaced like-for-like as they are still in production.



Following the historic window design when replacing windows retains a building's character.



Some uPVC windows might be designed to resemble historic timber sash windows, but they can have a flat appearance, chunky profile and shiny finish.



The complete change of window types has a dramatic impact on the character and appearance of a building.

Bay windows

- **Bay windows are a common and important design feature of post-medieval buildings.** The removal or alteration of bay windows is generally unacceptable, especially when part of a terrace, parade, or row of semi-detached buildings.
- Changing the roof covering, flashings, paint colour, original features and details, and rainwater goods can have a large impact on the overall appearance of a bay window, and a whole street.



The consistent detailing and maintenance of bay windows positively contributes to an area's appearance.



The removal and alteration of bay windows (left and middle) has altered the uniformity and rhythm of a terrace.



The use of paint and different roof tiles on a series of bay windows has a large impact on the appearance of the whole street.

Dormers

- The retention of original dormers, and the removal or replacement of modern, poor-quality dormers, is supported.
- Planning permission is required for the installation or removal of dormer windows in a conservation area.
- New dormers are only acceptable if they align with local historic precedents, suit the building's age and style, and are subordinate and well-integrated into the host building's composition. They should generally be smaller than lower windows, set inward from the edge of the eaves, and not dominate the roof. The window design, materials, and detailing should be consistent with the main building.
- When insulating dormers for energy performance, look up Historic England *Energy Efficiency and Historic Buildings: Insulating dormer windows* at historicengland.org.uk/images-books/publications.



While of an appropriate size, the form, materials and detailing of these dormers do not follow historic precedents.



The proportions, materials and detailing of these dormers make them dominant and detract from the rest of the building.



This original brick dormer is a feature that contributes to the architectural interest of this building.

Rooflights

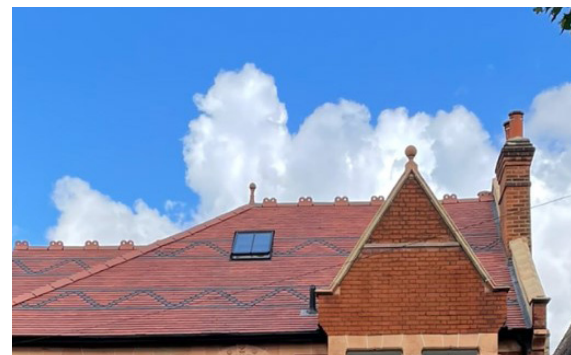
- Roof lights are generally not an original feature of traditional buildings. Original examples tend to be very small and placed at the rear.
- The installation of new roof lights is permitted development, provided they meet specific criteria. However, any street-facing roof lights are discouraged.
- New roof lights should be 'conservation-style' and flush-fitting. The size, number, and placement should be limited to avoid impacting the building or street's character, with careful consideration of the overall composition of the building.



Randomly placed rooflights with a raised profile change the composition of the building.



Very large rooflights disrupt the uniformity of this terrace.



This 'conservation-style' rooflight is of a suitable design, but would ideally be located to the rear of the building.

6.1.2 Entrances

Doors, ironmongery and fittings

- Traditional doors should be retained where possible, as their appearance and quality are difficult and expensive to replicate. Their thermal performance can be improved through draught-proofing and maintenance
- The replacement of unsympathetic doors, such as uPVC or aluminium, is supported. New doors should match the original design and material, or appropriate historic examples. Slimline double, vacuum, or laminated glazing can be used to improve thermal performance. Consideration should be given to the position of the door in the wall, which could be recessed or flush, and the design of top or side windows.
- Paint colours should be sympathetic to the conservation area's character and appearance.
- Ironmongery and fittings such as doorbells and house numbers should be well-integrated into the overall entrance design.
- The material and finish of entrance steps and paths should be high-quality, robust and permeable, matching the original design or appropriate historic examples.



Neighbouring doors show the impact of entrance design.

Left: Modern uPVC door. Large format paving tiles.

Right: Traditional painted timber door, with decorative leaded glazing and brass ironmongery. Traditional patterned tiles.



A traditional painted timber door, with stained glass, decorated top light and brass ironmongery is a positive feature. However, concrete steps detract from the overall appearance.

Porches

- Historic, well-detailed porches articulate building entrances and enhance the street scene, and should be retained whenever possible.
- New porches on single dwellings may be permitted development if specific criteria are met. However, they should not harm the conservation area's character and appearance by being poorly designed, proportioned, or unsympathetic. They should match the host building's scale, style and materials, reflecting appropriate historical precedents.
- Original recessed or overhanging porches should not be infilled. This change to the architectural form and rhythm has negative impacts on the character and appearance of the building and street.



This entrance porch is part of the original building design, with ornate brick and stone detailing that matches the rest of the building.



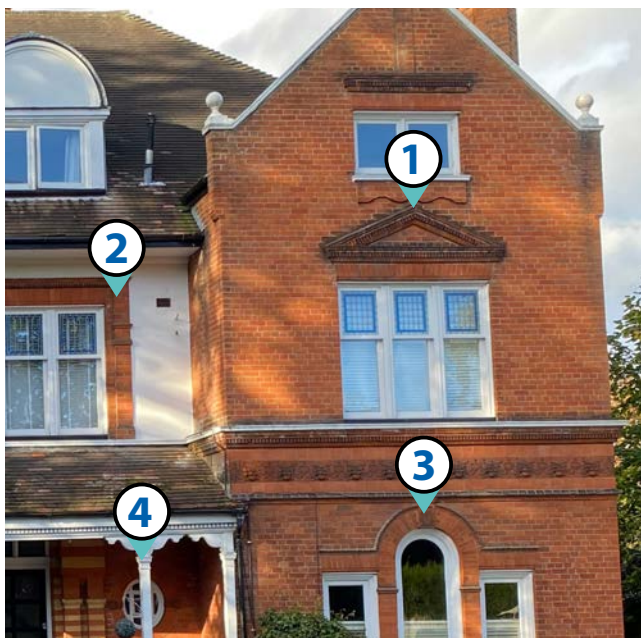
An infilled recessed porch, with a flush door surrounded by windows and solid boarding, disrupts the building symmetry.



These modern entrance porches and bays create a heavy appearance, removing original architectural features.

6.1.3 Ornamental features

- Ornamental features around windows and doors are important features of many buildings within conservation areas, and should be repaired and **well-maintained**. These include lintels, architraves, cills, pediments, pilasters and columns. Not only do they contribute to a building's character, but they can have a structural function.
- If original features are lost but design information is available, the reinstatement of replicas is encouraged.



Features

- | | |
|---|------------|
| ① | Pediment |
| ② | Architrave |
| ③ | Lintel |
| ④ | Column |
| ⑤ | Pilaster |
| ⑥ | Cill |



6.1.5 External walls

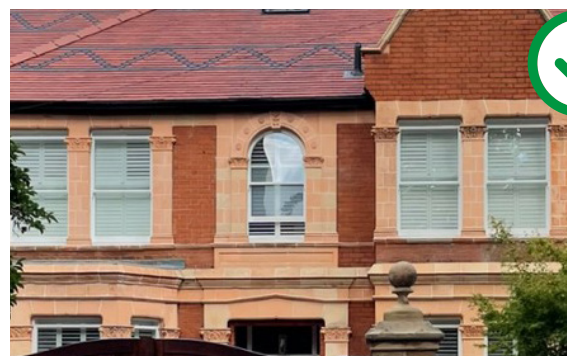
- The quality and material of external wall finishes has a large impact on the character and appearance of a building, and unifies similar buildings within an area. Common wall finishes in the borough include brick, stone, timber, stucco and tile hangings.

Masonry: brick and stone

- Masonry repairs and replacement, should be carefully considered, ensuring it is essential and kept to a minimum. Generally, only severely damaged bricks and blocks need replacing.
- The source of deterioration, such as poorly executed repairs or neglected maintenance, should be addressed in the first instance.
- Whether planning replacements or extending an existing building, all new work should match the existing in material, colour, bond pattern, mortar, and pointing style.
- Repointing should be done only when necessary. Lime-based mortars should be used in traditional buildings. Joints should be flush or slightly recessed, finished and brushed to expose brick edges. For further guidance, look up Historic England *Repointing Brick and Stone Walls* at historicengland.org.uk/images-books/publications.
- Seek specialist advice before cleaning, as improper methods can cause permanent damage, affect the building's structure, and have an adverse visual effect. Abrasive cleaning methods are likely to require planning permission, and are unlikely to be supported.



Dark cementitious mortar creates a heavy appearance and will limit the breathability of the brickwork.



The type, colour and finish of masonry pointing contributes to the building's elegant appearance.



Historic, slightly recessed lime pointing gives the bricks and stone the desired definition.

Wall rendering and painting

- In conservation areas, planning permission is needed for wall cladding or rendering, and will not be supported if walls were originally exposed masonry.
- Impermeable coatings like pebbledash or cement render harm the appearance and character of buildings, individually and in groups. They are often unnecessary, impractical and can create damp problems. See SPAB Technical Advice Note: The Need for Old Buildings to 'Breathe' at spab.org.uk/advice/technical-advice-notes.
- Original rendered surfaces should be retained and maintained regularly. Any minor defects can lead to major damage of the structures underneath. Where there is precedent, a breathable lime-wash can be used to help protect the render.
- It may be possible to carefully remove non-original surface treatments to reveal historic masonry underneath, or replace them with lime-based alternatives. Specialist advice should be sought from experienced professionals, as there is a serious risk of causing damage to the bricks underneath. Techniques such as sandblasting the surfaces of the exposed walls afterward should be avoided. The replacement of damaged bricks and repointing should be expected.
- The painting of façades is discouraged, particularly if there is a consistent use of unpainted brick, stone or other external wall material on the street.
- The installation of External Wall Insulation is unlikely to be supported, particularly for street-facing elevations, unless it can be thoroughly demonstrated that there would be no adverse impact to the conservation area's significance, and that the material specification has been carefully considered. For further guidance, see [Chapter 5.3.2](#).



The rendering and painting of this semi-detached building disrupts the uniformity of the street.



The stucco finish of this building is very weathered, and suffered from the overgrowth of plants.



The decorative plasterwork and rendering of this building is a distinctive part of its character.

Tile cladding

- Clay hanging tiles are a characterful design feature in many of Kingston's conservation areas, and should be retained and well-maintained.
- When needed, any replacement tiles should match the existing in material, texture, shape, size and colour. These can be reclaimed tiles to match the historic patina of the existing, or sourced new.
- In conservation areas, planning permission is needed for new wall cladding, and will not be supported if walls were originally exposed masonry.

Decorative wall features

- Late 19th-century or early 20th-century buildings often feature unique decorative elements like terracotta, carved bricks, glazed tiles, or plaques.
- These valued features offer historical insight and individuality, and should be well-maintained as replacement is difficult and costly.

6.1.6 Ironwork

- Historic iron railings, balustrades, window boxes, and balconies enhance a building's character.
- Regular maintenance and painting protect ironwork from weathering, preventing rust, warping, cracking, and potential masonry damage from expanding rust.
- Reinstating lost ornamental ironwork with high-quality, appropriate designs is encouraged.



6.1.7 Roofs

- The original roof form and detailing is an important design feature of a building. Any enlargement by way or addition or alteration to a roof will require planning permission, and major alterations should be avoided.

Slate and clay tiles

- Kingston's historic buildings typically feature natural slate or handmade clay tile roofs, and the reinstatement of these will be supported.
- Handmade clay tiles include flat, cambered peg, or curved pan tiles, often arranged in decorative patterns. Ornamental ridge tiles also enhance rooflines.
- Roof failures are often due to rusted fixing nails. Salvageable tiles should be reused, prioritizing original tiles on front slopes and supplementing with matching second-hand or alternative materials on rear slopes. Many contractors stock second-hand slates and tiles.
- New slates and tiles should only be used if reclaimed ones are unavailable, and existing tiles are at the end of their life. Replacements should match the original material, color, texture, shape and size, especially on terraced and semi-detached houses. Photovoltaic slates can offer a sustainable energy solution, if considered appropriate.
- All flashings should be in lead or an equivalent material, installed by an experienced tradesperson.

Eaves

- The way the roof eaves meet the walls of the building can have a big impact on its overall character and appearance.
- Brackets and decorative barge boards should be well-maintained, with guttering appropriately concealed or detailed.



The type and shape of slates can have a big impact on the character and appearance of a building.



The slate coverings on these prominent roofs have been well-maintained and repaired.



The decorative bargeboards and brackets are a prominent feature of this locally listed building, and have been well-maintained.

Drainage and Rainwater Systems

- Many buildings in conservation areas have cast iron gutters and downpipes, which make a positive contribution to the appearance of a building. Any replacements should be on a like-for-like basis.
- The installation of new soil and vent pipes on a single dwelling house only are permitted development if they do not face a highway, or are on a principal or side elevation. However, these are ideally internally located, to avoid clutter. Where this is not possible, stacks should be designed to minimise untidy branches. Plastic rainwater goods should be avoided.

Chimney stacks and pots

- The material, shape and form of chimney stacks and pots can contribute a lot to the character and appearance of a conservation area, as **decorative and functional architectural features**. They define the rhythm of buildings on a street, also in long distance views.
- Original chimney stacks should be retained, even if the flues are no longer in use. If unused fireplaces are fitted with appropriate grilles and chimney pots are capped with ventilating covers, chimneys can remain useful by providing ventilation and reducing internal condensation.
- The installation of new chimneys and flues on a single dwelling house are only permitted development if they do not face a highway, or are on a principal or side elevation.



These prominent downpipes detract from the appearance of this building.



These decorative brick chimneys are an important architectural feature.



The removal and replacement of a brick chimney with a replica has resulted in a loss of historic character.

6.1.8 Additional external fixtures

- External fixtures like TV aerials, satellite dishes, solar panels and air conditioning units can negatively impact a building's appearance, and may require planning permission.
- The council encourages placing all fixtures at the rear, below the roof eaves, to minimize their visual impact, ensuring they don't project above the roofline or are visible from the street.
- If possible, electric meter boxes should be placed in the ground or internally to avoid damaging a building's appearance, especially in prominent locations. If on a wall, an inconspicuous location should be found.
- For further guidance on retrofit measures, see [Chapter 5.3.2](#).



Meter boxes on a street-facing elevation contribute to a cluttered appearance.



Satellite dishes on a street-facing elevation are prominent and add clutter.



A large area of solar panels on a street-facing rooftop is visually dominant.

6.1.9 Shopfronts, advertising and signage

- Particular attention should be paid to commercial frontages in conservation areas, as they play a prominent role in the street scene. The use of high quality design promotes the individual business and contributes to the vitality and special character of the area.
- In general, the design of shopfronts, advertising and signage should:
 - be well-proportioned and integrated with the composition of the building and wider street scene
 - reflect appropriate historical precedents
 - be of high-quality materials that respect the host building
 - maintain accessibility for clients, customers and passing pedestrians
 - sensitively adapt a company's standard 'house design', where appropriate
- Planning permission is required for the following:
 - new external security shutters and grilles
 - removal of architectural features, including stall risers and pilasters
 - new permanent awnings and canopies
 - new entrances
 - new shopfronts
 - new fascias
 - new illuminated signage (not supported)
- Some advertisements and signage may require advertisement consent and listed building consent. The council discourages the use of illuminated signage, applied vinyl or window stickers, poster displays and digital displays.
- Planning permission is not required for the installation of glazing and internal shutters within a shopfront, or the repainting and repairing of an existing shopfront, where there is no change in appearance.
- For detailed requirements, refer to the council's *Shopfront and Shopsign Design Guide SPD*, available to download from kingston.gov.uk/planning-and-building-control/planning-policy/supplementary-planning-documents.



Corporate branding has been adapted to a matte, unilluminated cut-out sign on a neutral background.



The large corporate signage, lighting bars, satin finish fascia, untidy flashings and unintegrated pilasters detract from an otherwise traditional-style shopfront.



Flat cut sign letters, minimal window decals, active window displays and a neutral colour palette all positively contribute to the appearance of this traditional-style shopfront.

6.2 Extensions

- The design of extensions and external alterations to buildings in conservation areas are important, due to their potential impact on the area's character and appearance. Like other new developments, they should complement the host building and wider conservation area (see [Chapter 6.6](#)).
- Contemporary extensions can elegantly contrast with existing buildings, but should be sensitive in scale, form, proportions, fenestration, and materials.
- Historic features like chimney stacks should be retained where possible. The original building's architectural detailing and materials should be matched where appropriate.
- The development of extensions may offer an opportunity to integrate renewable energy equipment. Consideration should be given to this early in design development, for example by accommodating solar PV panels within the accepted envelope.

6.2.1 Extensions to single dwellings

- In conservation areas, planning permission is required for any extensions to single dwellings, unless they are within the following criteria:
 - They are single storey (not more than four metres in height), and to the rear of the building.
 - They do not extend beyond the rear wall of the original house - over four meters on a detached house, or over three metres on any other house.
 - They do not cover more than half the area of land around the original house.
 - They are not higher than the highest part of the existing roof, or higher at the eaves than the existing eaves.
 - If within two metres of the site boundary, the height at the eaves is no greater than three metres.

- They do not include:
 - verandas, balconies or raised platforms.
 - microwave antennas
 - chimneys, flues or soil and vent pipes
 - any alterations to the roof of the existing house
 - any cladding of the exterior
- The materials used are of a similar appearance to those on the exterior of the existing house.
- In general, two-storey extensions are less likely to be acceptable, given their impacts on the character of the building and street, and the potential for overshadowing.

6.2.2 Front extensions

- Front extensions are generally unacceptable, given principal elevations contribute the most to a conservation area's character and appearance.

6.2.3 Side extensions

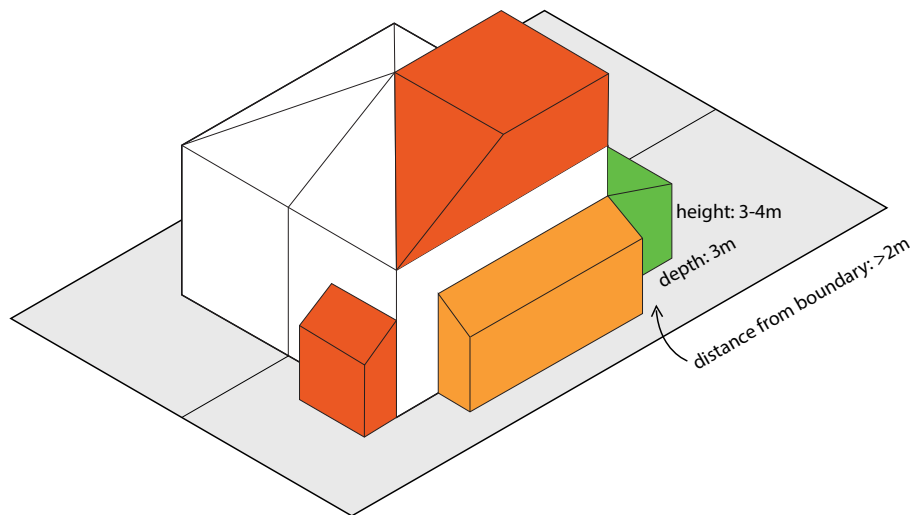
- Side extensions may be acceptable if they respect the original and adjacent dwelling designs, and do not negatively impact the townscape or street scene.
- However, they are unlikely to be supported where existing gaps between dwellings contribute to the conservation area's character. If the principle is acceptable, they should be subservient and set back from the original building's front elevation.

6.2.4 Rear extensions

- Rear extensions should complement the existing building's character and appearance, and not alter the prevailing relationship of the original building to the surrounding land, within the conservation area.

6.2.5 Roof extensions

- Roof extensions and alterations significantly impact a building's character and townscape, so are unlikely to be supported where visible from the public highway. For example, proposals to change hipped roofs to gable roofs.
- They should respect the existing building's architectural character, using matching materials and complementary forms and pitches, with minimal additional height and bulk.
- Any dormer windows and rooflights should be carefully considered (see [Chapter 6.1.1](#)).



The rear extension in green is permitted development; the side extension in orange requires planning permission, and may be acceptable; the front and roof extensions in red require planning permission, and are unlikely to be approved.



Changing the roof form from hipped to gable-end with a roof extension has visibly changed the form of this semi-detached building and its relationship with its neighbours.



This Victorian 'conservatory' is a fitting addition to the side of the building.



While this two-storey side extension is set back from the main elevation at the front, it results in an awkward 3-part building with an out-of-character rear extension.

6.3 Changes of use

- Conservation areas are often defined by their uses, which create distinct activity patterns, operating hours, noises, smells, and external changes. When evaluating change-of-use applications, the council assesses the impact on the area's special character.
- Conversions of buildings to a more suitable new use are welcomed if the existing use is uneconomical or obsolete. Planning permission may be needed. Check the planning portal at planningportal.co.uk/permission/common-projects/change-of-use/planning-permission.

6.3.1 Changing single dwellings to flats, or residential to commercial or community use

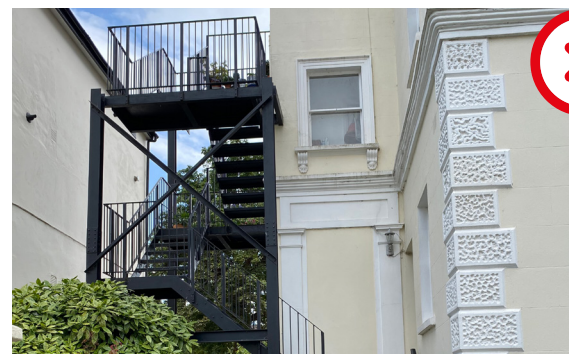
- To ensure the preservation and enhancement of the conservation area's character, all proposed alterations should respect the building's original design and the following guidelines:
 - Minimise material changes to the existing building, including the addition of unnecessary new entry points.
 - Incorporate adequate and discreet storage for refuse and recycling bins.
 - Retain or introduce front gardens, including cycle and bin storage where appropriate (see [Chapters 6.4.1](#) and [6.7](#)).
 - Avoid placing meter boxes on street-facing elevations.
 - Ensure all new doorbells, entry phones, waste, and ventilation pipes are well-integrated or concealed.
 - Integrate any new shopfronts or signage with the building, maintaining or creating active frontages as appropriate (see [Chapter 6.1.9](#)).



This ground floor side extension does not fit with the host building in terms of proportions and detailing. There are also new meter boxes and bins, and a loss of the front garden and boundary wall.



These large dormer windows are out of character with the host building, in terms of size, proportions, materials and detailing.



This prominent external staircase detracts from this grand Georgian villa.

6.4 Additional development within a plot

New development should respect the urban grain and wider character of the conservation area, even if not directly visible from the street.

6.4.1 Small outbuildings, bicycle and bin stores

- Outbuildings - including sheds, greenhouses, garages, kennels and summer houses - **require careful design**. They should not detract from the building or dominate the street, and preserve any soft landscaping.
- Ideally, any outbuildings will be placed to the rear of the property. Planning permission is required if they are to the front or side. If not to the rear, they are best placed to the side of the plot, against a party wall or fence. If placed against the front boundary, they should be hidden.
- Simple timber constructions can be painted to blend with planting and offer flexibility, while a sedum green roof can enhance biodiversity.

6.4.2 Development to the rear of a property

- Important considerations for development include:
 - the historic pattern of urban or suburban development
 - the placement of buildings within a plot
 - the character of the spaces between buildings and the surrounding landscape
- Due to the potential erosion of character and historic layouts, major development at the rear of a property is generally considered unacceptable without strong justification. Rear gardens can contribute to the significance of buildings, as well as the ecological value of an area.

6.5 Demolition

- In general, demolition works, including part of a gate, wall or fence or other means of enclosure, will require planning permission. Undertaking this work without the permission of the local planning authority is a criminal offence. If in doubt, an application for a lawful development certificate is advised.
- Demolition proposals are assessed in terms of their impact on the conservation area's character and appearance, and potential harm to its significance. A conservation area's special character is often defined by the collective group value of buildings, as well as individual designs.

6.5.1 Demolition of individual heritage assets

- Individual heritage assets, such as listed buildings and locally listed buildings, are likely to make very positive contributions to the significance of a conservation area. Any demolition proposals will be assessed in terms of the impacts to the conservation area, as well as their individual loss.

6.5.2 Demolition of unlisted buildings and structures that make a positive contribution

- Unlisted buildings can contribute positively to a conservation area's significance due to their age, appearance, or historic associations
- See the criteria for identifying these 'positive contributors' in Table 1 of Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management, available at historicengland.org.uk/images-books/publications/
- Following the NPPF, any proposals to demolish buildings or structures that make positive contributions to the significance of a conservation area will be assessed in terms of "the relative significance of the element affected and its contribution to the significance of the conservation area ... as a whole."

- The council recognises the local importance of positive contributors, identifying them in conservation area appraisals, or through the planning process. They may also be identified as non-designated heritage assets.

6.5.3 Demolition of unlisted buildings that make a neutral or no contribution

- Redevelopment opportunities may arise from unlisted buildings that do not positively contribute to a conservation area's significance. giving an opportunity for enhancement (see [Chapter 6.6](#)).

6.5.4 Demolition of unlisted buildings adjacent to conservation areas

- While the demolition of unlisted buildings outside of a conservation area may be possible under Permitted Development Rights, proposals to redevelop sites should conserve or enhance the positive aspects of the setting that contribute to a conservation area's significance.

6.5.5 Partial demolition

- The partial demolition of buildings is only acceptable if the proposal does not harm the building's architectural integrity, or the area's character or appearance. It must be demonstrated that the demolition poses no unacceptable risk to retained parts, and that the new development integrates with historic fabric. A structural report may be required.
- The retention of only the facade is generally not supported.
- The removal of later unsympathetic additions, such as poorly-designed extensions, will be supported.

6.6 New development

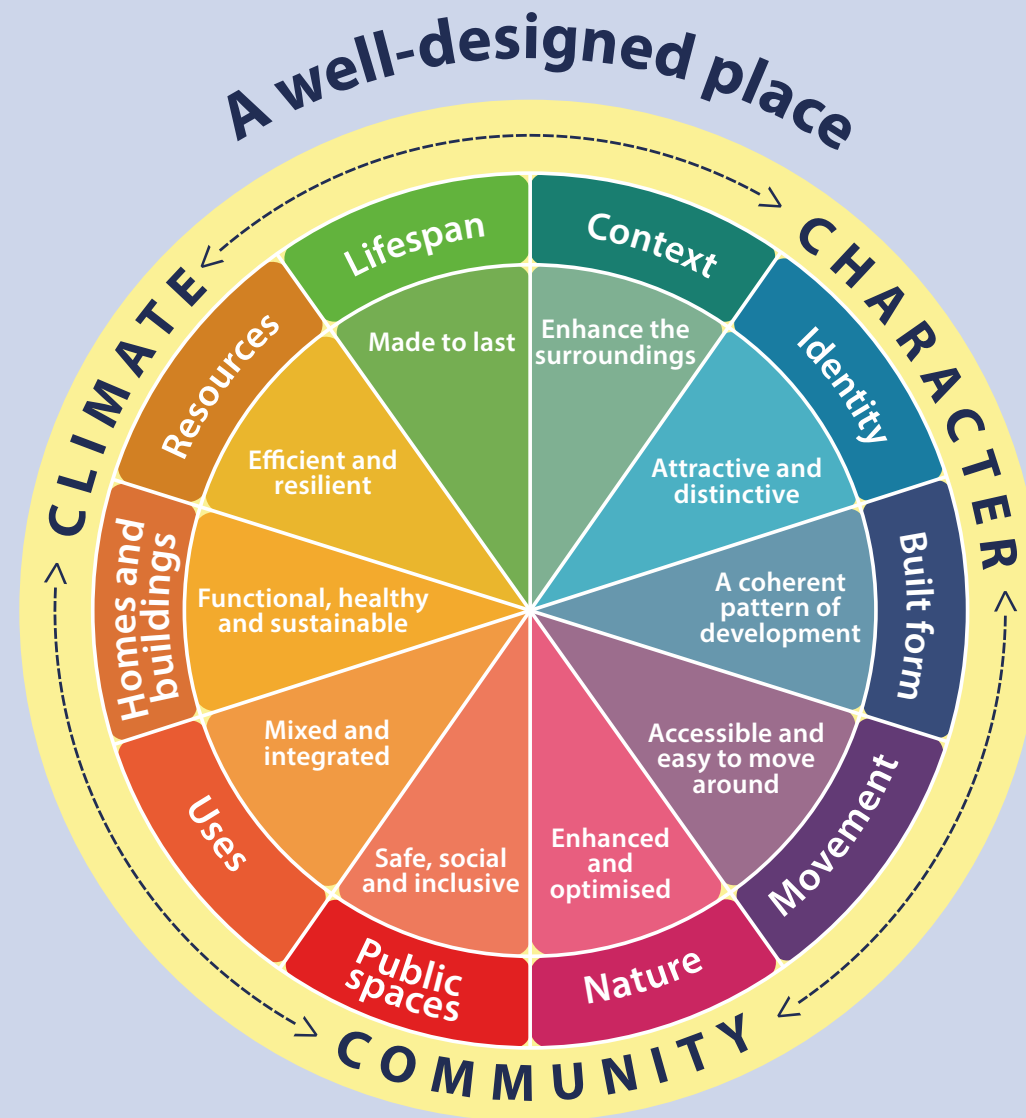
- **New developments should enhance a conservation area's character, with design proposals of the highest quality.** They should sensitively complement and enhance the area's special architectural and historic interest, informed by heritage, townscape and character analysis.
- The council strongly recommends employing architects with experience of working with historic buildings and settings.
- The Government's National Design Guide provides general guidance on the importance of understanding a place's context and identity, irrespective of its location within or outside a conservation area. Read it at gov.uk/government/publications/national-design-guide.
- Historic England has collated guidance and case studies on 'Design in the Historic Environment', available at historicengland.org.uk/advice/planning/design-in-the-historic-environment.
- New residential development should also comply with the council's Residential Design Guide SPD, available at kingston.gov.uk/planning-and-building-control/planning-policy/supplementary-planning-documents/residential-design.
- A Design and Access Statement should clearly demonstrate careful consideration of key aspects, including:
 - scale and massing
 - relationships with established building lines
 - historic plot widths
 - horizontal and vertical emphases
 - building proportions
 - high-quality materials
 - careful detailing
- New developments outside of conservation areas may also have impacts to mitigate, depending on their location. This is particularly true for tall buildings. See [Chapter 5.2](#) on Settings, and look up Historic England *Advice Note 4: Tall Buildings* at historicengland.org.uk/images-books/publications.



Housing at Hof Campers, Bruges



Mixed-use housing and offices at Oak Mews, Park Road, Kingston



The 10 characteristics of a well-designed place, as set out in the National Design Guide

6.7 Boundary treatments and landscaping

6.7.1 Boundary treatments

- Boundary treatments, such as railings, walls and planting, have a **large impact on the quality of the street scene**. Historic high-quality boundary treatments make a positive contribution to the character of the conservation area, and should be retained and well-maintained.
- If an existing low-quality boundary treatment is to be replaced, it should be of a high-quality, contextually-appropriate design and material. The screening of bins or bicycles should be well-integrated.
- When proposing alterations to existing boundary treatments, or introducing new ones where none currently exist, the careful consideration of historic development patterns is encouraged.
- Planning permission is not required for the demolition or erection of any wall under one metre when adjacent to a highway, or under two metres elsewhere. This exemption does not apply if the wall is within the curtilage of a listed building.



An original decorative brick boundary wall adds architectural interest to a public highway.



This new boundary wall and gate differs from the adjacent historic boundary walls, which are lower, fully in brick and without railings.



The removal of front boundaries and creation of dropped kerbs for driveways has negatively impacted the character and appearance of this street.

6.7.2 Landscaping

- Front gardens and landscape features like trees, hedges, ponds, and banks enhance a conservation area's character and appearance. The retention and regular maintenance of front gardens, and where suitable, the planting of trees and greenery, is strongly encouraged.
- Planting adjacent to buildings should be well-maintained and cut back, to not impact the building fabric.
- Planning permission is required for impermeable driveways over 5m² that lack permeable water run-off, and is usually not granted due to negative impacts on the conservation area, biodiversity and London's 'urban heat island effect'.
- Dropped-kerbs have a negative impact on the character of the conservation area, and will be resisted.



6.8 Public realm

- It is important to carefully consider the character and appearance of public spaces like streets, squares, and parks.
- To reduce visual clutter, a holistic approach should be taken to the maintenance and renewal of surface treatments, trees, landscaping, street furniture, signage, lighting, bollards and boundary treatments.
- Historic features should be retained and maintained whenever possible, while the removal or replacement of later, unsympathetic additions is encouraged.
- Inclusive and accessible design should be carefully considered and integrated from the outset.
- Similar considerations apply to private spaces adjacent to or visible from public spaces, such as forecourts, front gardens and private car parks.
- For further guidance, look up Historic England's *Streets for All: Advice for Highway and Public Realm Works in Historic Places* at historicengland.org.uk/images-books/publications. Also refer to the 'heritage' elements in the council's *Go Cycle Materials Palette*, available to download at kingston.gov.uk/roads-and-travel/sustainable-travel/cycling/routes/programme/approach.



6.9 Trees

- Trees enhance the streetscape of conservation areas, especially in **Kingston's suburban areas**. They define public and private boundaries and smooth the transition between open spaces and buildings.
- During construction, trees are susceptible to damage. To demonstrate how proposed development will protect trees, an accurate and current Arboricultural Report or survey, a Tree Protection Plan, and an Arboricultural Method Statement are necessary.
- See **Chapter 3.6** for details on required notices and consents.



6.10 Open spaces and views

- Open spaces, ranging from expansive public parks to narrow gaps **between buildings, shape the character of conservation areas**. Both private and public spaces offer views that should preserve or enhance the visibility of notable buildings, features or scenes integral to a cherished and familiar landscape.
- The council's *Views Study* (2018) provides details on selected townscape views, categorised by their importance (important, highly important, or very highly important) to the borough. These can include landmarks, historical assets, their settings and backdrop and skyline features, and may be looking from or towards conservation areas. The full study is available to download at kingston.gov.uk/planning-and-building-control/planning-policy/kingston-views-study-reports.



7. Care and Repair

- **Prioritise maintenance to prevent decay and damage.** The council encourages caring for all buildings, but especially those contributing to a conservation area's significance. Regular, sensitive maintenance prevents unnecessary decay, damage, and costly future repairs. See Historic England advice at historicengland.org.uk/advice/your-home/maintain-repair.
- **Repair traditional elements for sustainability and character.** Retaining and caring for historic features not only enhances a building's and conservation area's character, but is more sustainable than replacing them with often inferior new products.
- **Minor maintenance typically does not require planning permission.** Routine tasks such as clearing gutters, pruning vegetation, refixing loose roof tiles, and like-for-like repainting of woodwork do not need planning permission. Neglecting these minor issues can lead to more complex and expensive works that may then require permission.
- **The council may take enforcement action for neglect.** If a building or garden's poor condition negatively impacts the area's amenity, the council may initiate enforcement action. However, the deteriorated state of a heritage asset will not necessarily be considered in the planning process, to prevent 'managed decline' (see [Chapter 3.8](#)).
- **The continued deterioration of conservation areas may result in their addition to the Historic England Heritage at Risk Register.** The council periodically assesses whether conservation areas are at risk from continued threats to their significance, through poor quality new development, neglect or deliberate damage. Conservation Area Management Plans are intended to tackle these issues and find opportunities for enhancement.



8. Heritage Terminology



- Below are key terms and their definitions, used when assessing planning impacts on heritage.
- Some of the definitions reference the NPPF Annex 2: Glossary (see gov.uk/guidance/national-planning-policy-framework/annex-2-glossary) and the Government's planning guidance on the Historic Environment (see gov.uk/guidance/conserving-and-enhancing-the-historic-environment)
- A useful online dictionary of architectural, urban planning and construction terms can be found at archdictionary.com

Historic environment

- The **historic environment** is defined in the NPPF Glossary as “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.” It refers to our environment that has some heritage value or interest.

Heritage asset

- A **heritage asset** is defined in the NPPF Glossary as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” Heritage assets positively contribute to their surroundings and to those who experience them.

Significance, heritage interest and heritage value

- **Significance** is defined in the NPPF Glossary as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.”
- **Heritage value**, or **heritage interest**, defines what makes a place special from a heritage perspective.

Designated heritage asset

- A **designated heritage asset** is one that has been formally recognised for its special value and significance under relevant legislation or criteria.
 - Designated by The Department for Culture, Media and Sport (advised by Historic England):
 - Listed buildings
 - Scheduled monuments
 - Protected wreck sites.
 - Designated by Historic England:
 - Registered parks or gardens
 - Registered battlefields.
 - Inscribed by the United Nations Educational, Scientific and Cultural Organisation (UNESCO):
 - World Heritage Sites.
 - In most cases, designated by Local Planning Authorities:
 - Conservation areas.

Non-designated heritage asset

- The Government's planning guidance defines **non-designated heritage assets** as "buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets."
- These are recognised for their local importance, and are identified in local and neighbourhood plans, conservation area appraisals, or through the planning process.
- Within the borough, non-designated heritage assets currently include:
 - Locally listed buildings
 - Local and Strategic Areas of Special Characters.
- See [Chapter 3.7](#) for further details.

9. Further guidance

The council has a number of webpages with information on planning and associated areas. kingston.gov.uk/planning-and-building-control

The council's Heritage Service and History Centre can provide advice on researching local history, and access to books, historic documents, maps and photographs. kingstonheritage.org.uk

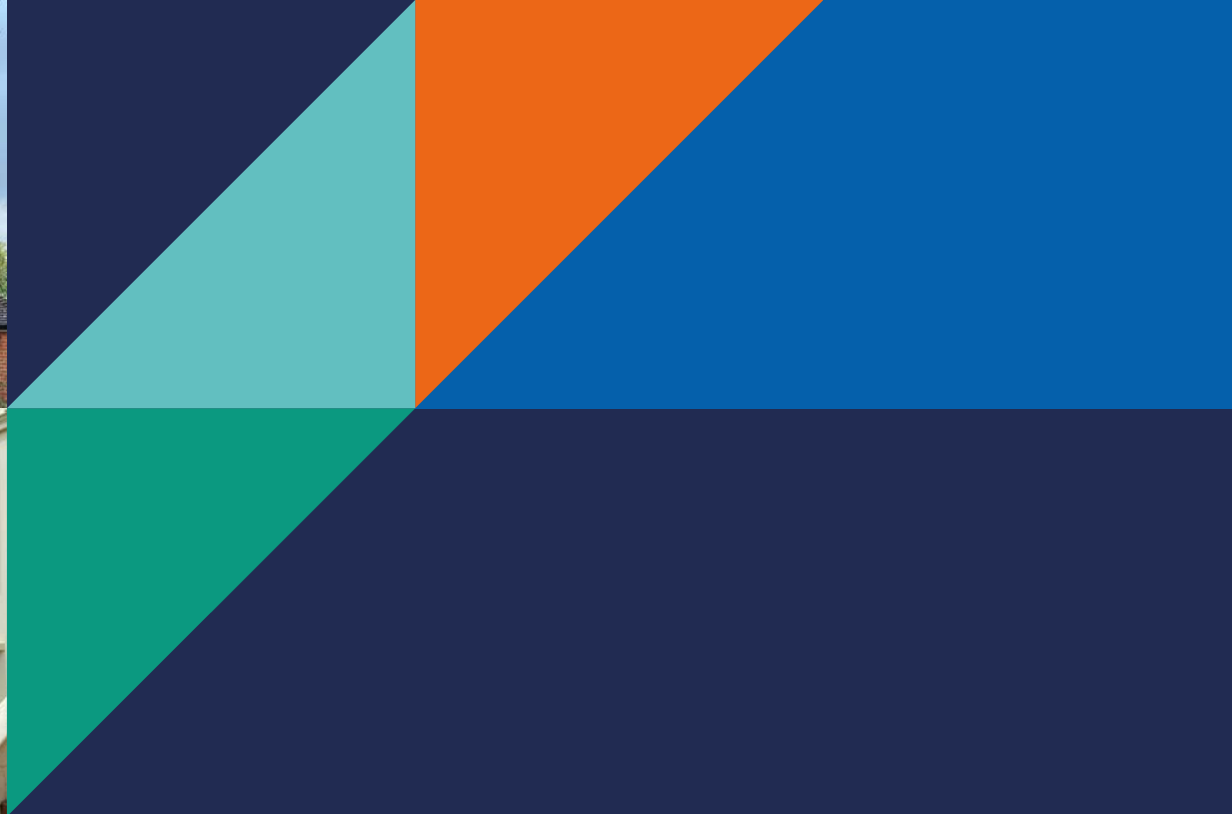
Historic England is the arms-length government body responsible for looking after England's heritage, and advising the government and public about its protection. historicengland.org.uk

There are six National Amenity Societies, who are notified by Local Authorities on all applications that involve the partial or total demolition of a listed building, and have specific knowledge of buildings of different periods:

- The Society for the Protection of Ancient Buildings spab.org.uk
- Historic Buildings and Places (formerly the Ancient Monuments Society) hbap.org.uk
- Council for British Archaeology archaeologyuk.org
- The Georgian Group georgiangroup.org.uk
- The Victorian Society victoriansociety.org.uk
- Twentieth Century Society c20society.org.uk

The Institute of Historic Building Conservation is the professional body for building conservation professionals and practitioners, and has an area of their website with advice on caring for historic homes. ihbc.org.uk/caring





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