

### HE3 Development affecting the setting of a listed building

**Development will not be permitted where it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale, materials, layout, design or use.**

- 8.12 The setting of a listed building is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function. It will rarely be considered appropriate to develop within the grounds of a listed building or to partition off a garden to a listed building, particularly where the remaining grounds would appear mean or undersized relative to the size and status of the listed building. Such partitioning of gardens can also affect the future economic viability of historic buildings. The visual effect of so called 'enabling development' within the curtilage of a listed building, which is intended to assist in the restoration of a listed building, will be critically examined.
- 8.13 Moreover, listed buildings should not be considered in isolation. They invariably contribute to a wider landscape or street scene and are often designed in the context of a larger estate or to be viewed from particular street views. Preserving the skyline above historic buildings may also be important and proposals for development, which may affect near or distant views to and from listed buildings, will be critically examined. All likely adverse consequences of development, including physical development such as street furniture and advertising within the street or on frontages immediately adjoining the listed building, will also be critically examined.
- 8.14 Policy HE3 has particular links with the following in this Plan: the policies relating to design; listed buildings; conservation areas; historic parks and gardens; archaeology; landscaping; trees; open space; densities; telecommunications; and nature conservation.

### HE4 Reinstatement of original features on listed buildings

**Where appropriate, the planning authority will require - in conjunction with applications for a change of use, alteration or refurbishment - the reinstatement of original features on listed buildings, such as: mouldings, traditional doors and windows.**

- 8.15 It is important to preserve and where possible to reinstate original features of buildings that are protected due to their special historical / architectural interest. The planning authority will take the opportunity, therefore, to secure enhancements to these buildings for the benefit of the wider community and to enable future generations to experience the buildings and learn from them. Neither conjectural restorations nor restoration work that would destroy important later phases of a building's development will be permitted.
- 8.16 The implementation of this Policy may be assisted by obtaining advice at an early stage in the preparation of proposals from the council's Design and Conservation team. Grants may also be available toward the cost of reinstating traditional shopfronts or missing architectural features.
- 8.17 Policy HE4 has particular links with the following in this Plan: the policies relating to design; shopfronts; and listed buildings.