



**Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)**

Basingstoke and Deane Borough Local Plan Review 1996-2011 (2006)

Policy E2 – Buildings of Historic or Architectural Interest

Proposals for development that would affect a listed building, structure or its setting will be determined against the following guidelines:

- i. The demolition of a listed building or structure will only be permitted in exceptional circumstances.
- ii. Alterations and extensions that preserve the character and/or setting of a listed building and any features of architectural or historic interest will be permitted.
- iii. Developments within the curtilage of or adjacent to a listed building which do not detrimentally affect their setting will be permitted.

Development will not be permitted if it would harm a building or feature of local historic or architectural interest or adversely affect its setting.

Policy E3 – Areas of Architectural or Historic Interest)

Development within Conservation Areas, or on sites outside where development would affect the setting of the Conservation Area, will be permitted provided that the proposals preserve or enhance their special character or appearance. Through determining applications, the Borough Council will:

- i. Seek to retain buildings, architectural features, trees, spaces and other features which are important to the character and appearance of the Conservation Area; and
- ii. Allow new development if this would contribute to the area by preserving or enhancing its character and appearance;

Shopfronts and advertisements make a significant contribution to the character of shopping areas, which lie within Conservation Areas. All proposals should therefore maintain, preserve and where appropriate, restore, the architectural details of shopfronts and advertisements in Conservation Areas.

Policy E6 – Landscape Character

Planning permission will only be granted where it is demonstrated that the proposals will be sympathetic to the landscape character and quality of the area concerned.

Development proposals should contribute to the regeneration, restoration, repair or conservation of any landscape likely to be affected. In particular they should respect, and improve the following:

- i. The particular qualities of the relevant Landscape Character Area as defined in the Basingstoke and Deane Landscape Assessment; and

**Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)**

- ii. Visual amenity and scenic quality; and
- iii. The setting of a settlement, including important views to, across and out of settlements; and
- iv. The local character of buildings and settlements, including importance open areas; and
- v. Trees, hedgerows, water features and other landscape elements and features; and
- vi. Historic landscapes, features and elements

Consideration will also be given to the impact that development would have on sense of place, sense of remoteness or tranquillity, and the quiet enjoyment of the landscape from public rights of way.

The designation of the North Wessex Downs AONB reflects the national importance of that landscape. In addition to the other requirements of this Policy, applications for development in the AONB will be determined in accordance with the policy in PPS7 also having regard to the setting of the AONB.

Policy C7 – The Protection, Enhancement and Replacement of Existing Leisure and Community Facilities or Open Space

Proposals for the redevelopment, replacement or improvement of existing leisure and community facilities or public open space and private open space, will be permitted provided that:

- i. The replacement or improved facilities will be at least equivalent in terms of quality, quantity and accessibility, and there will be no reduction in the overall capacity of leisure facilities and/or open spaces in the area of the development to accommodate demand; or
- ii. The Council accepts that there is no need for the existing facilities either now or in the foreseeable future and a clear environmental justification can be made for an alternative use; or
- iii. The proposed development will be of sufficient benefit to the community to outweigh the detriment caused by the loss of the existing facility or open space; or
- iv. Development proposals will improve facilities ancillary to its use.

Where considered necessary, proposals involving the loss of recreational facilities or open space (as described above) should be accompanied by a detailed assessment of the current supply of facilities, their quality and an assessment of need.