

CRITERIA USED IN ASSESSING APPLICATIONS

1. SCOPE

We will scrutinise planning applications affecting the conservation areas within the area known informally as 'Crystal Palace', along with associated matters referred to by the local authority.

Every application is treated on its own merits, along with our own policies. However, we may also refer to the policies of central government and the local authority, in particular:

- *Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990*
- *Government Policy Planning Policy Guidance 15: Planning and the Historic Environment*
- *Government Policy Planning Policy Guidance 3*
- *Adopted Unitary Planning Document (to be superseded by the Local Planning Framework)*
- *Local Planning Authorities' Supplementary Planning Guidance (to be superseded by Supplementary Planning Documents)*
- *English Heritage Guidance on Conservation Area Appraisals*
- *English Heritage Guidance on the Management of Conservation Areas*
- *English Heritage Conservation Principles*

2. DECISION

Our main consideration for whether to accept proposals is simply: **“are they good enough to receive planning permission?”**

3. PRINCIPAL CRITERIA

When considering applications, we consider whether the proposals will preserve or enhance the conservation area's architectural or historical content, character and appearance.

Claims that an application improves a conservation area will not necessarily be accepted, if they fail to make a rational comparison with what exists already.

If an application retains an element that makes an unwelcome or poor contribution to the conservation area, particularly if this element becomes more prominent in the proposals, we will object to it.

4. DETAILED FACTORS

In determining whether proposals will preserve or enhance the conservation area we consider many factors, including:

- Use
- Amount
- Layout
- Landscaping
- Appearance

These are the factors that should be covered in a *Design & Access Statement*, which is a requirement in planning submissions. These factors will be considered in the local context and, if relevant, the wider social, economic, architectural and historical contexts.

Architectural considerations examine the impact on the adjoining and adjacent buildings and spaces, and the wider urban design issues of character, style, form, scale, proportion, directional emphasis, articulation, materials, colour, texture and details.