

Planning Information for BUILDINGS OF TOWNSCAPE MERIT



What are Buildings of Townscape Merit?

Within the London Borough of Richmond upon Thames there are many buildings that, due to their historical associations, architectural style and visual interest, as well as possibly their siting within an area, are of significance to the history and character of the environment. However, they may not possess sufficient interest to warrant statutory listing as being of 'special architectural or historic interest' by the Secretary of State for Culture, Media and Sport. The majority are found in the 70 conservation areas within the borough. Many different types of building are designed as being of townscape merit ranging from houses and cottages, which form the vast majority of entries, to shops, churches, public buildings, railway stations and industrial premises. Buildings from any age, even of a recent date, can be included.

Buildings of Townscape Merit were originally designed in conjunction with the two local plans covering the borough: the Richmond Town Action Area Plan (RTAAP) and the Richmond upon Thames Local Plan (RUTLP). Most recently, Policy BLT 4 of the Unitary Development Plan applies. Further Buildings of Townscape Merit have been identified during monitoring of plan policies, survey work and reviews of conservation areas. A schedule of all Buildings of Townscape Merit is available as supplementary planning guidance.

Buildings of Townscape Merit are designated according to the following criteria:

1. Any building, not statutorily listed, which can be proved to date from before 1840.
2. Selected buildings, not statutorily listed, dating from between 1840-1939 of definite quality and character. These are assessed by whether a building comes under one or more of the following categories:
 - (a) was included as Grade III on the former statutory list;
 - (b) retains a substantial portion of original features;
 - (c) has group value;
 - (d) has association with well known characters or events;
 - (e) displays special value within a certain type or illustrates social, economic or industrial history (e.g. railway stations, schools, almshouses, etc);
 - (f) by reason of its appropriateness to the site and inter-relationship with other buildings makes a unique contribution to the townscape.
3. Post 1939 buildings, not statutorily listed, which are exceptionally good examples of the architectural output of the period and/or are the work of principal architects.

The Council's Approach to Buildings of Townscape Merit

It is hoped that by drawing attention to the historic, architectural and townscape interest of such buildings, owners and others will regard them more carefully when considering any proposals for alteration, extension or replacement. The removal of original or characteristic features, or the introduction of unsympathetic windows, doors or materials can not only destroy the visual quality of one building but erode the entire character and interest of an area. Many Buildings of Townscape Merit play a crucial role in the character of local areas. The sympathetic maintenance and adaptation of these buildings can preserve and indeed increase the attractiveness of an area.



It must always be borne in mind that these buildings are not the same as listed buildings and that unless they are within a designated conservation area they enjoy no legal protection from demolition. Normal permitted development rights are not affected by designation as a Building of Townscape Merit.

Within conservation areas, most buildings require Conservation Area Consent for demolition and **there will always be a presumption against the demolition of Buildings of Townscape Merit.** Consent for demolition will only be granted when the Council is assured that retention and adaptation is not possible and where the proposed replacement is consistent with other policies and exhibits a high standard of design that would complement the surrounding area. Indeed the Council will endeavour to protect the character and setting of all Buildings of Townscape Merit through negotiation of a sympathetic scheme, as far as possible treating proposals for works to or close to them as if they were listed buildings.

If an unoccupied Building of Townscape Merit, considered by the Council to be important to the character of appearance of the conservation area, falls into disrepair then the Secretary of State can be asked to confirm an order under Section 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring urgent repairs to be carried out.

It is unlikely that many other buildings will be added to the statutory list issued by the Department of Culture, Media and Sport in the near future. However; it is possible that where a threat of demolition to a Building of Townscape Merit is evident, and the Council considers it to be worthy of statutory listing, it will approach the Secretary of State for it to be "spot listed", or will serve a Building Preservation Notice under Section 3 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

FURTHER INFORMATION

Detailed information is contained in the following leaflets, available from the Development and Street Scene Department.

Design Guidelines

1. Shopfronts and Shop Signs
2. Car Parking in Front Gardens
- 3 & 4. External Alterations to Houses and House Extensions (Combined leaflet).
5. Trees: Planting, Care & Landscape Design
6. Small Housing Sites
7. Siting of Satellite Dishes
8. Wildlife in Front Gardens
9. Nature Conservation & Development
10. Security by Design
11. Shopfront Security

Planning Information Leaflets

1. Conservation Areas
2. Listed Buildings (important information for new owners)
3. Historic Buildings
4. Historic Buildings, Maintenance and Repair
5. Trees: Legislation & Procedure
6. Buildings of Townscape Merit

Contact numbers at the London Borough of Richmond upon Thames

Development Control

E-mail: envprotection@richmond.gov.uk

Planning Support Centre for Development Control Inquires

Tel: 020 8891 7300

Environmental Health

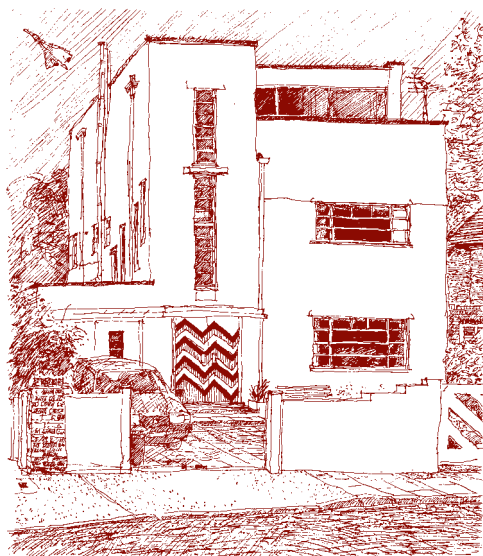
Tel: 020 8891 7892

Building Control

Tel: 020 8891 7356/7357

Urban Design

Tel: 020 8891 7941/7335





If you need this leaflet in Braille,
large print, audio tape, or another language,
please contact us
on 020 88917322 or
minicom 020 88316001

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Twickenham TW1 3BZ
website: www.richmond.gov.uk

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

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