

**London Borough of Hammersmith and Fulham
Local Plan Examination 2017**

Statement of Common Ground

As Agreed by:

Historic England

London Borough of Hammersmith and Fulham

Dated 6th June 2017

Introduction

This statement of Common Ground has been prepared jointly between Historic England and Hammersmith and Fulham (“the council”). The purpose of this Statement of Common Ground (SoCG) is to inform the Inspector and other parties about the areas of agreement between the Council and Historic England.

Background

In response to the Proposed Submission Local Plan consultation, Historic England submitted a representation and have also provided follow up comments in a written statement on 22nd May 2017.

Following recent correspondence and a meeting with Historic England, the council have agreed the following areas of common ground prior to the public examination of the Local Plan. The further changes agreed below are additional to those changes outlined in the Minor changes schedule (KD4). The Inspector is asked to consider these further changes, which are acceptable to both parties.

Agreed Changes


Section/Policy	Common Ground	Reason for change
Strategic Policy – Regeneration Areas	Amend first bullet as follows: provide new exemplary sustainable communities, delivered to the highest standards of urban design, environmental sustainability, social inclusion, <u>and respecting local context.</u>	To emphasise heritage conservation.
Policy HRA	Add new bullet point (as bullet 10) to the policy follows: <u>“be based on a thorough assessment of the heritage significance of the area and respond positively to local character and history, conserving and taking opportunities to enhance the significance of heritage assets”</u>	To emphasise heritage conservation and to link with Policy DC8.
Para 5.55	Amend para 5.55 as follows: <u>“The heritage assets of Hammersmith are a key attribute to consider in bringing development forward, to positively promote a sense of place and provide a basis for place-making.</u> It is important that any new schemes in the town centre are of high quality architecture and design which improve the appearance and quality of buildings <u>and respect the local townscape, heritage assets and their settings”</u>	To emphasise heritage conservation.
Policy HRA2	Amend bullet 10 as follows:	To emphasise heritage


	“be of a coherent urban design that has regard to the setting and context of the regeneration area, <u>including its scale and character, heritage assets and archaeology and should take opportunities to re-unify areas of severed townscape sensitively</u> ”	conservation.
Policy FRA, Para 5.82	Amend part of para 5.82 as follows: “There will be opportunities for higher density development <u>in the opportunity area</u> , including the potential for tall buildings, subject to detailed design and analysis.”	To emphasise heritage conservation.
Policy DC8 (this supersedes minor change MC157)	Amend bullet point H as follows: Proposals which involve harm to or less than <u>substantial harm</u> of any designated <u>to the significance of a</u> heritage asset will be refused unless it can be demonstrated that they meet the criteria specified in paragraphs 133 <u>and 134</u> of the National Planning Policy Framework”	To emphasise heritage conservation.
Policy DC8	Amend first para of DC8 as follows: “These assets include: listed buildings, <u>conservation areas</u> , historic parks and gardens, the scheduled monument of Fulham Palace Moated Site, unscheduled archaeological remains and buildings and features of local interest”	To include Conservation Areas.
Policy DC8, Para 6.222	Amend para 6.222 as follows: “Heritage assets are a non renewable resource. <u>Proposals should therefore actively avoid harm and promote developments that reconcile heritage significance with economic and social aspirations to achieve sustainable development</u> ”	To emphasise heritage conservation.

Both parties consider that these amendments address many of the concerns raised by Historic England in their representations and their written statements.

Of the outstanding issues, Historic England maintain the view that the Local Plan should, where relevant, adequately consider cross boundary impacts on heritage assets, as referenced in their response to the submitted plan. Historic England also consider that the change to text by introducing ‘not unacceptably harmed’ proposed by MC142 (and also by MC132) is in conflict with national policy. The council introduced the changes following representations at Regulation 19 to better reflect

the NPPF and therefore the parties are unable to reach agreement on this particular point.

Signed on behalf of the London Borough of Hammersmith and Fulham		
Name and position	Signature	Date
David Gawthorpe Deputy Team Leader Development Plans LB Hammersmith and Fulham		6 th June 2017

Signed on behalf of Historic England		
Name and position	Signature	Date
Katharine Fletcher Historic Environment Planning Adviser		6 June 2017