

2. submit a Heritage Statement to assess the potential harm to, or loss of, the significance of the non-designated heritage asset, including from both direct and indirect effects;
3. describe the significance of the non-designated heritage asset affected, including any contribution made by their setting; the extent of the relevant setting
4. will be proportionate to the significance of the asset. Appropriate expertise should be used to assess a non-designated heritage asset; and retain or restore the structures, features and materials of the asset, which contribute to its architectural integrity and historic interest.

Policy 31

Views and Vistas

- A. The Council will protect the quality of the identified views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area, by the following means:
1. require development to avoid harm to the quality of the views and vistas as identified on the Policies Map, and for any proposal affecting a designated/identified view/vista on the Policies Map demonstrate this through the submission of computer-generated imagery (CGI) and visual impact assessments as required by Policy 44 'Design Process';
 2. resist development which interrupts, disrupts or detracts from strategic and local vistas, views, gaps and the skyline;
 3. require developments whose visual impacts extend beyond that of the immediate street to demonstrate how views are protected or enhanced, and reflect the relevant character area design guidance in the Urban Design Study;
 4. require development to avoid harm to the setting of a landmark, taking care not to create intrusive elements in its foreground, middle ground or background;
 5. seek improvements to views, vistas, gaps and the skyline, particularly where views or vistas have been obscured;
 6. seek improvements to views within Conservation Areas, which:
 - a. are identified in Conservation Area Statements and Studies and Village Plans;
 - b. are within, into, and out of Conservation Areas;
 - c. are affected by development on sites within the setting of, or adjacent to, Conservation Areas and listed buildings.

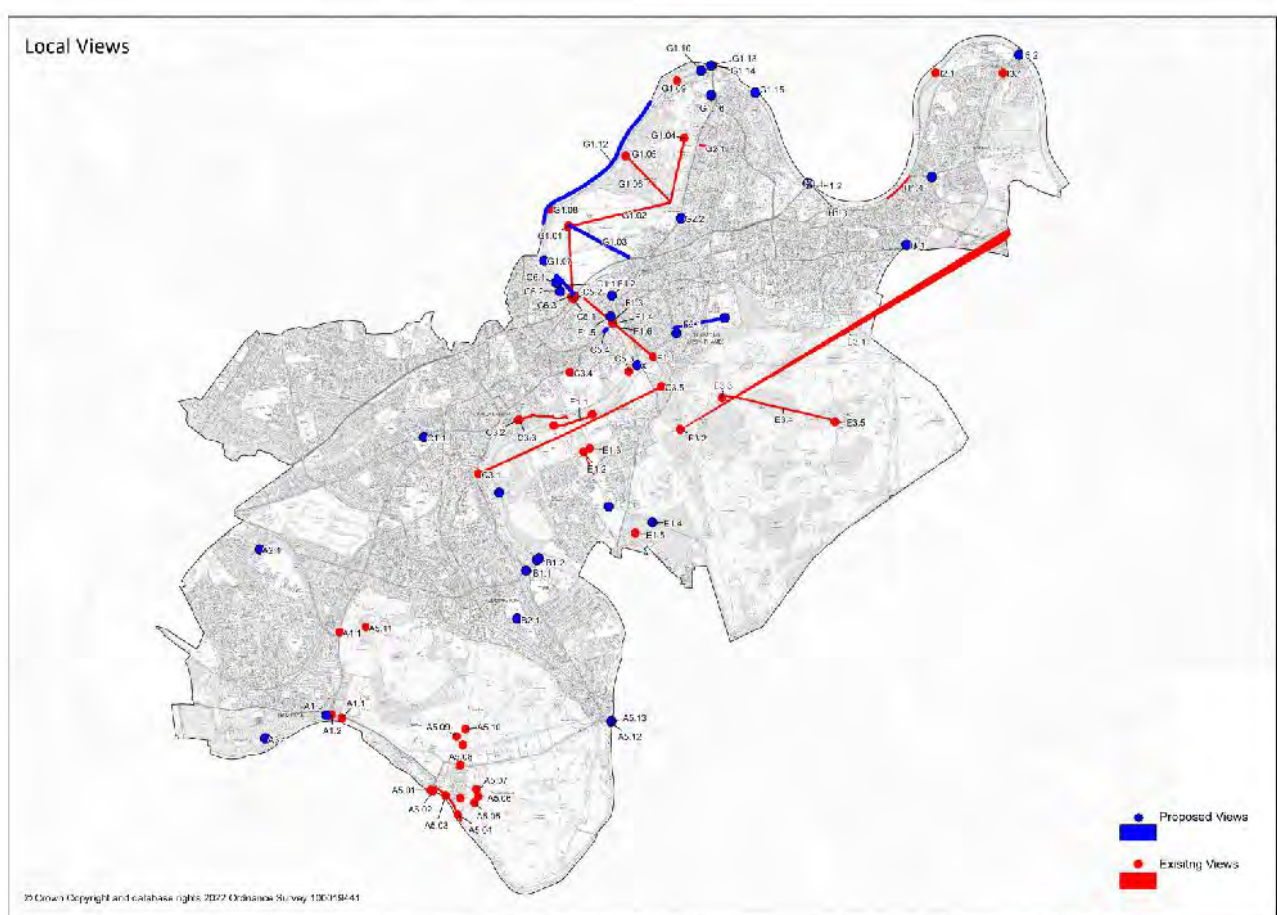
Policies Map designations

The existing views and vistas identified on the Policies Map will be retained. The Urban Design Study and further analysis identified additional local views which were consulted upon in a [Local Views SPD](#). These additional views are listed below, along with those raised in consultation responses which it is considered appropriate to designate, and will be designated through the preparation of this Plan.

- Hampton Court Road/ Thames Street (A308) towards Hurst Park (east) ([see draft SPD](#))
- Longford River ([see draft SPD](#))

- Platt's Eyot pedestrian bridge ([see draft SPD](#))
- Kingston Bridge (north) ([see draft SPD](#))
- Ferry Road ([see draft SPD](#))
- Teddington Lock Footbridge ([see draft SPD](#))
- Udney Park Playing Fields ([see draft SPD](#))
- May Road ([see draft SPD](#))
- Richmond Road, East Twickenham ([see draft SPD](#))
- St Margarets Riverside ([see draft SPD](#))
- Ham War Memorial ([see draft SPD](#))
- Thames Young Mariners
- Ham Common from Ham Avenues
- Richmond Green ([see draft SPD](#))
- Richmond riverside (northern bank) ([see draft SPD](#))
- Church of St Matthias ([see draft SPD](#))
- Buccleuch Gardens towards Richmond Bridge
- King's Observatory towards Richmond Town Centre ([see draft SPD](#))
- Gordon House, St Margarets Road ([see draft SPD](#))
- London Museum of Water and Steam, Brentford ([see draft SPD](#))
- Old Deer Park riverside ([see draft SPD](#))
- Kew Bridge (west) ([see draft SPD](#))
- Strand on the Green ([see draft SPD](#))
- Parish Church of St Anne, Kew Green ([see draft SPD](#))
- Kew Road towards the Great Pagoda ([see draft SPD](#))
- Chiswick Bridge (west) ([see draft SPD](#))
- Church of St Matthias, from Chiswick Bridge ([see draft SPD](#))
- Church of St Matthias, from East Sheen Cemetery
- Hammersmith Bridge from Barnes riverside ([see draft SPD](#))
- Priests Bridge ([see draft SPD](#))
- Barnes Pond from Church Road

Map 20.1 Local Views



20.43 The Council commissioned further analysis work to review the borough's views and vistas, alongside the Urban Design Study. The Urban Design Study sets out details of valued views and vistas, including the range of prospects, linear views, and townscape views, which are highly important including in the borough's riverside and open space settings. These are recognised in each character area profile, along with the design guidance strategy for each area. This further analysis has provided a baseline assessment of existing protected views and vistas, additional new locally important views that have been identified, as well as setting out opportunities to improve these. This forms the basis for a draft Local Views Supplementary Planning Document to clearly identify the protected views which will be finalised following the adoption of the Local Plan.

20.44 The quality and character of the views and vistas as shown on the Policies Map will need to be protected.

20.45 The presence of a view or vista will influence the design quality, configuration, height and site layout of new development or extensions to existing developments. Views may also need to be considered where the viewpoint is a long way from the development, such as in the case of views from Richmond Hill and numerous vantage points in Richmond Park. Where appropriate, improvements, such as opening up or enhancing views for the benefit of the general public where views have been obscured by fencing, buildings or overgrown trees, will be encouraged.

20.46 Applicants will be required to provide visualisations of the impact on views of proposals from agreed viewpoints with planning applications for major developments, as set out in Policy 44 Design Process. These

Accurate Visual Representations (AVRs) will form part of the Townscape and Heritage Impact Analysis. The use of 3D modelling such as VUCITY is advocated.

- 20.47** The Richmond, Petersham and Ham Open Spaces Act (1902) prevents development of the land on and below Richmond Hill in order to protect the unique and distinctive foreground views that it provides to the west and south. This is the only view in England to be protected by an Act of Parliament. In addition, the view from King Henry VIII's Mound to St Paul's Cathedral is the subject of a Direction made by the Secretary of State as part of strategic guidance and is one of eight such strategic views of St Paul's across London. The protection and enhancement of the strategic view from King Henry's Mound to St Paul's will be achieved by consultation between the relevant planning authorities in London, including the Greater London Authority. The [London View Management Framework SPG](#) will be used when considering applications affecting protected views. The view will be managed by following the principles of London Plan Policy HC4 London View Management Framework.

- 20.48** It is important that the impact of development on views, including in and around Conservation Areas, as well as of landmarks defining points of townscape interest is taken into account. In addition to the strategic view from King Henry's Mount in Richmond Park to St Paul's Cathedral, the borough also has specifically recognised views and vistas that are important to protect.

- 20.49** The Council will work in partnership with neighbouring boroughs where there are cross-boundary views and settings so that these are positively managed.

- 20.50** Due to the unique natural and historic environment across the borough, there are many places with cherished local views, which can continually change and unfold, particularly seen in the riverside settings, around Greens and at a townscape level. If a local view is not designated, a development proposal would still be assessed against other relevant policies – such as the setting of designated heritage assets, river corridor and landscape designations, and wider local character and design considerations.

Policy 32

Royal Botanic Gardens, Kew World Heritage Site

- A. The Council will protect, conserve, promote and where appropriate enhance the Royal Botanic Gardens, Kew World Heritage Site (WHS), its buffer zone and its wider setting. In doing this, the Council will take into consideration that:
1. The World Heritage Site inscription denotes the highest significance to the site as an internationally important heritage asset.
 2. The appreciation of the Outstanding Universal Value of the site, its integrity, authenticity and significance, including its setting (and the setting of individual heritage assets within it) should be protected from any harm.
 3. Appropriate weight should be given to the current Royal Botanic Gardens, Kew World Heritage Site Management Plan.

- 20.51** The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Properties onto its World Heritage List for their Outstanding Universal Value – cultural and/or natural significance which is so

exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity. The Royal Botanic Gardens, Kew was inscribed on the UNESCO World