

APPENDIX 4:

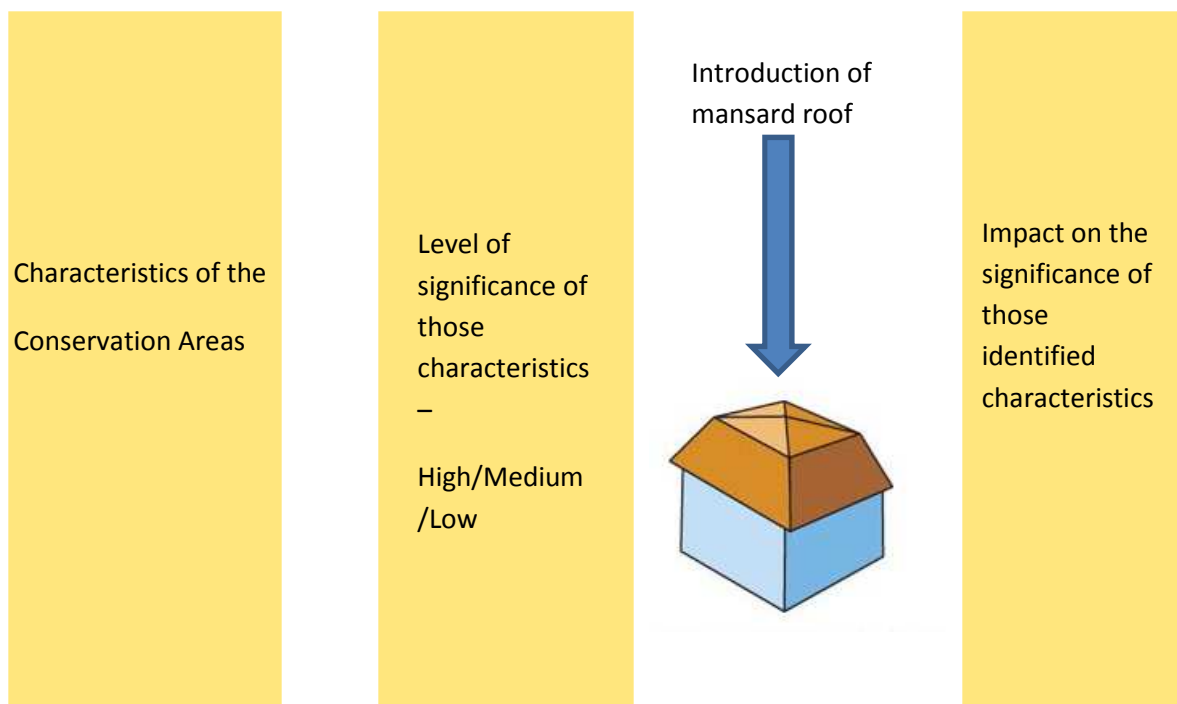
**METHODOLOGY FOR ASSESSING HARM AGAINST
PUBLIC BENEFIT OF THE PROPOSALS**

Methodology for assessing harm against public benefit - 8th Aug 2016

1. Approach to assessing harm against public benefit

a. Assessing harm

- Review of relevant legislation and establishing what it says about harm
- Defining harm
- How assessment of harm differs - listed building versus conservation area
- Characteristics of the area (specific to Driffled Road and Medway CA) and assessing significance of those characteristics
- Characterising proposals – mansard roofs
- How the proposals impacts on existing characteristics and their significance (see diagram below)



b. Weighing public benefit

- How public benefit is defined and understood
- Difference between private benefit / public benefit
- Role of public benefit in weighing planning policies
- What planning mechanisms have been used to balance public benefit in planning decisions- S106/Article 4s/relevant planning mechanisms
- Specific benefits of mansards in the context of this project

- What we know about the area (level of family homes, home ownership, if properties have been subdivided, number of bedrooms in 2 /3 storey houses in the two CAs, potential for extensions(rear/roof/basement)

2. Methodology for weighing harm against public benefit

- a. Template for assessment based on 1a & 1b (attached)
- b. Further work to support the methodology
 - Case studies and appeal decisions in Tower Hamlets dealing with assessing harm to a CA versus public benefit
 - Review of appeals specific to Driffield Road and Medway
- c. Project Group Meeting- review the work with officers/consultants /external stakeholders(Historic England and others) on a biweekly basis

3. Equalities impact Assessment

- a. Incorporating Equalities Impact Assessment work as part of the methodology
- b. Implications of this work on other conservation areas in the borough