

REPORT OF THE HEAD OF LAND USE & TRANSPORTATION

HACKNEY & DALSTON NEIGHBOURHOOD COMMITTEE
05/04/00

**DESIGNATION OF MARE STREET
CONSERVATION AREA & EXTENSION TO
CLAPTON SQUARE CONSERVATION AREA**

Classification	Enclosure
DECISION	
Ward(s) affected	
DALSTON CHATHAM QUEENSBRIDGE VICTORIA	

1. **SUMMARY**

- 1.1 This report recommends that a Conservation Area be designated covering parts of Mare Street. It also recommends that an extension be made to the Clapton Square Conservation Area. It provides the results of a community consultation exercise.
- 1.2 This report also explains that the Mare Street Heritage Economic Regeneration Scheme (a partnership with English Heritage) can only operate within designated Conservation Area boundaries. This designation would facilitate much-needed partnership funds from English Heritage.

2. **RECOMMENDATIONS**

That Members agree:-

- (A) that the area shown on the map in the appendix to this report (excluding the Town Hall Square Conservation Area which shall be retained as separate) is designated Mare Street Conservation Area, as provided for under Section 69 of the Planning (Listed Buildings & Conservation Areas) Act 1990.
- (B) that the area shown by the dotted line on the map in the appendix to this report is designated part of an extended Clapton Square Conservation Area as provided for under Section 69 of the Planning (Listed Buildings & Conservation Areas) Act 1990.
- (C) that officers investigate the potential for further extensions to Clapton Square Conservation Area.

3. BACKGROUND

- 3.1 A Conservation Area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Planning Listed Buildings and Conservation Areas) Act 1990. It is the character of an area as a whole that is important. Local Planning Authorities have a duty under the above Act to consider designating areas of architectural or historic interest.
- 3.2 The Council's Unitary Development Plan states that further Conservation Areas will be designated on a programme basis as staff resources permit.

4. MARE STREET HERITAGE ECONOMIC REGENERATION SCHEME

- 4.1 At Borough Services Committee on 12 July 1999, Members endorsed an invited bid to set up a Heritage Economic Regeneration Scheme ('HERS') for Mare Street for 1999-2002 (this report also was approved at Hackney and Dalston Neighbourhood Committee on 5/5/99). The area extends from the point where Mare Street joins Amhurst Road and the Narrowway to the North, to the triangle at the junction of Mare Street and Westgate Street to the south.
- 4.2 Members authorised officers entering into an agreement with English Heritage in order to establish the 'HERS'; the bid was successful. The total fund will be worth £300,000. 50% will be provided by English Heritage (ie. £50,000 for each of three years).
- 4.3 The objective of the 'HERS' is to become part of a co-ordinated set of regeneration initiatives in the area, combating economic decline, insensitive alterations and upper floor vacancy.
- 4.4 English Heritage will only grant 'HERS' assistance in designated Conservation Areas. Therefore the designation recommended by this report would enable the 'HERS' to operate.

5. THE PROPOSED MARE STREET CONSERVATION AREA

- 5.1 It is recommended that the new Mare Street Conservation Area boundaries include the Town Hall Square Conservation Area and extends down to the triangle in Westgate Street. Reference is made to the map in appendix A.
- 5.2 The Town Hall Square Conservation Area was designated in 1995 (Environmental Services Committee, 19/6/95). As the proposed Mare St Conservation Area would adjoin this Conservation Area, it is considered appropriate that the Town Hall Square Conservation Area becomes part of a new Mare Street Conservation Area, in the interests of clarity and simplicity.
- 5.3 A study has been carried out of the area in question. The area has historic and architectural significance. Government guidance states that Conservation Area guidance and enhancement schemes be published for each Conservation Area. An appraisal document is being prepared and will be placed in the Members' library before committee as well as being generally available. This will include practical design guidance. The appraisal justifies decision by explaining the special qualities of the area, which merit regeneration and enhancement.
- 5.4 The Conservation Area boundaries as proposed are those endorsed by English Heritage.

6. CLAPTON SQUARE CONSERVATION AREA EXTENSION

- 6.1 It is also proposed to extend the Clapton Square Conservation Area in an area forming a triangle with Dalston Lane and Amhurst Road. Reference is made to the map in appendix A.
- 6.2 As the Mare Street 'HERS' agreement includes Clapton Square Conservation Area, this would enable regeneration funds to be offered for this small area as well.
- 6.3 At a consultation meeting on 8 March 2000, the Clapton Square Conservation Area Advisory Committee requested that the Council also investigate further extensions of this Conservation Area. This would need to be undertaken as part of a wider Borough-wide Conservation Areas Review.

7. IMPLICATIONS OF DESIGNATION

- 7.1 Conservation Area status allows the Council, as local planning authority, to exercise more control over development than would otherwise be possible.
- 7.2 The definition of a Conservation Area is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990). The Council would have a duty to ensure that development requiring planning permission or Conservation Area consent respects the special qualities of the area.
- 7.3 Designation does not prevent development from taking place; it is an instrument of positive change and enhancement. For example, this would not mean that a new development would not have to be in a historic pastiche style, but it would have to be well-designed and in keeping.
- 7.4 Designation provides protection for trees, including those which are of amenity value but do not have a Tree Protection Order on them. Conservation is an important part of sustainability, as more buildings are re-used. The Council would also have greater controls over inappropriate advertisements and hoardings.

8. CONSULTATION EXERCISE

- 8.1 Leaflets, questionnaires and maps were hand-delivered to all addresses in the proposed extension areas. The following also were consulted: Members, residents' groups, local regeneration agencies, Hackney Society, Renaisi/Heart of Hackney, English Heritage, National Amenity Societies and other interested parties.
- 8.2 A meeting was held with the Conservation Area Advisory Committees for the area on 8/3/00. The response was in support of the proposals. The Conservation Area Advisory Committee considered that Clapton Square Conservation Area should also be extended elsewhere as other streets were considered of merit.
- 8.3 The overall response has been overwhelmingly in support of the proposals. A summary is provided in appendix B.

8.4 The local Conservation Area Advisory Committees were in support and have provided interesting and useful feedback. In particular, it was noticeable how much these groups wished to be actively involved. To this end, the local Conservation Area Advisory Committees would grow to include the new Conservation Area and a HERS steering group is in the process of being set up.

9. FINANCIAL IMPLICATIONS

9.1 These are covered in the Observations of the Borough Treasurer below.

9.2 Observations of the Borough Treasurer: The Borough Treasurer comments that the Council's contribution to the proposed Heritage Economic Regeneration Scheme of £50,000 per year for three years is contained within the Regulatory Services Non-Housing Capital Programme allocation. The total from the Council over the three year period towards the project would amount to £150,000. As referred to in section four of this report, English Heritage will also provide a sum of £150,000 to the project, provided that the area is designated as a Conservation Area. The total fund would then amount to £300,000. Specific expenditure approvals have been subject to a separate report to the relevant Committee.


10. LEGAL IMPLICATIONS

10.1 Legal implications are set out in paragraphs 3 and 7 of this report.

10.2 Observations of the Borough Secretary & Solicitor: The recommendations are in accordance with the duties imposed by Section 69 Planning (Listed Buildings and Conservation Areas) Act 1990 requiring the Council to designate and review designations of Conservation Areas.

11. CRIME & DISORDER ACT 1998 IMPLICATIONS

11.1 There are no direct implications arising from this report.

Signed:  Date: 27/3/2000

JEAN PALMER HEAD OF LAND USE & TRANSPORTATION

Katharine Owen Lead Originator, Land Use & Transportation

Date: 27 March 2000

BACKGROUND PAPERS RELATING TO THIS REPORT

No.	BRIEF DESCRIPTION OF BACKGROUND PAPER	NAME/DESIGNATION & TELEPHONE EXT. OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Office File	Katharine Owen Ext. 8089	161 City Road

(B)

Hackney Regulatory Services

Land Use and Transportation Conservation and Design Team

161 City Road London EC1Y 1NR
Telephone 0181-356 8080
Fax 0181-356 8363
Email: kowen@gw.hackney.gov.uk

CONSULTATION RESPONSE

PROPOSED MARE STREET CONSERVATION AREA AND EXTENSION TO CLAPTON SQUARE CONSERVATION AREA

Report to Hackney & Dalston Neighbourhood Committee 5 April 2000

Method of consultation:

Leaflets with information and maps were hand-delivered to all addresses in the areas.

Consultation letters were sent to Members, Conservation Area Advisory Committees, Neighbourhood/residents' organisations; also to a wide range of internal and external consultees including Renaisl, Heart of Hackney, English Heritage, Victorian Society, Georgian Group, Ancient Monuments Society.

An article was published in the Hackney Gazette on 24 February 2000.

A meeting was held on 8 March 2000 which was attended by the Central & South Hackney Conservation Area Advisory Committee and the Clapton Conservation Area Advisory Committee.

Response of consultation:

29 responses were received. English Heritage supported the proposals.

There response was in support of the proposals and were no objections to the proposals to designate.

There were a number of useful points made by local residents and businesses and the Conservation Area Advisory Committees, including the following-

That King Edward's Road be investigated for Conservation Area status.

That Clapton Square Conservation Area be investigated for extension at a later date.