

**REPORT OF THE CHIEF TOWN
PLANNER**

**HACKNEY AND DALSTON
NEIGHBOURHOOD COMMITTEE
03/12/97**

**PROPOSED GRAHAM ROAD AND
MAPLEDENE CONSERVATION
AREA**

Classification	Enclosure
DECISION	
Ward(s) affected	
DALSTON QUEENSBRIDGE	

SUMMARY

1 The purpose of this report is to recommend to the Hackney And Dalston Neighbourhood Committee that a conservation area be designated in Graham Road and Mapledene area.

RECOMMENDATION

- (A) That Hackney and Dalston Neighbourhood Committee designates the area shown on the Plan attached at Appendix A as a conservation area to be known as the "Graham Road and Mapledene Conservation Area", as provided for under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- (B) That officers be authorised to carry out the notification and publicity required under Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- (B) That Hackney and Dalston Neighbourhood Committee agrees to vary the boundary to Queensbridge Road Conservation Area to rectify a discrepancy in that boundary.

BACKGROUND

2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places an obligation on local authorities to determine which parts of their area are areas of special architectural or historic interest, the character of which it is desirable to preserve, and to designate those areas as conservation areas.

3 In February (11/02/97) of this year, Environmental Services Committee agreed in principle to the designation of a new conservation area to be known as the Graham Road and Mapledene Conservation Area, in line with the strategy for conservation area designations established in a report to the

same Committee of 19/06/95. It was anticipated that designation would occur following a period of consultation, in October/November of this year.

3. The Graham Road and Mapledene area is one of Hackney's key areas of historic interest and architectural quality. Some buildings date from the eighteenth century, but the predominant character of the area derives from the large scale development in response to the housing demand in the mid-19th century. This has resulted in well proportioned and pleasant streets of finely designed and built houses contained in a largely intact original street pattern. The terraces of houses, along with other buildings (such as the German Hospital, Hackney Free and Parochial School and Gayhurst Road School) and associations (such as Florence Nightingale and Marie Lloyd) has resulted in an area that is important not just to Hackney, but to London.

CONSULTATION

4. An extensive consultation exercise has been carried out in the area, and a substantial response was received. Consultation was undertaken on the basis of a map showing a proposed boundary for consultation. Officers met with representatives of the Richmond Road and Graham Road Residents Associations, and the London Fields Community Network in order to discuss the consultation process, including specific arrangements for distribution of consultation literature and public meetings.

5. A delivery was made to every household and business in the area of a package of information regarding the proposed designation, which included a letter informing residents and businesses of the proposal, an information leaflet on conservation areas, a response form for written comments, and a map showing the proposed boundary.

6. The consultation exercise was greatly assisted by the generous and invaluable assistance provided by Richmond Road and Graham Road Residents Associations, and the London Fields Community Network in distributing consultation literature.

7. A public exhibition was held in Central Library, Mare Street between September 6 and October 3. This consisted of display panels with written information, photographs and a map of the proposed area. The text explained the value and importance of the area and the implications of designation.

8. Two public meetings were held at the following times:

- Public Meeting 1: Room 101, Hackney Town Hall, Mare Street at 6.30 PM, September 9, 1997
- Public Meeting 2: the Church Hall, St. Michael and All Angels, Lavender Grove at 6.30 PM September 18, 1997

Approximately 30-35 people in total attended these meetings.

9. In addition to direct consultation with the local community, various other consultations were undertaken. These other consultees included

English Heritage, the Hackney Society and other amenity societies, Railtrack, and various Council services (including the Housing Department).

RESPONSE TO CONSULTATION

10 Appendix B contains an analysis of responses to consultation. There was a substantial number of responses, and it is clear that the great majority of consultees are strongly in favour of the proposed conservation area.

11 Question 6 of the questionnaire asked if it was felt that the proposed boundary should be altered in any way. Nearly all the responses suggested enlarging the proposed conservation area. The boundary of the proposed conservation area has therefore been altered, and the following areas have been included:

- The Mappedene Estate
- The Morland Estate
- The area extending from the northern end of the Queensbridge Road conservation area on the eastern side of Dalston Lane as far as Greenwood Road
- A number of small areas on the boundary with the existing Queensbridge Road conservation area.

12 The conservation area as it is now proposed will become the largest conservation area in Hackney. However, some respondents feel that the proposed conservation area should include London Fields and the Lido, and others that the western end of Dalston Lane is of particular merit. While it is accepted that these areas are of value, it is felt that the proposed boundary delineates an area of specific character that is distinct from these other areas. Those areas (and others mentioned by consultees) will be considered when the conservation area designation programme is reviewed early next year.

13 Other matters raised by consultation included issues surrounding Council-owned properties and their upkeep, planning enforcement matters, street lighting, traffic issues, the quality of pavements, trees, street crossings, etc. These are important issues that directly affect the quality of the proposed conservation area, and often issues of concern throughout the Borough. These matters will be addressed by officers in due course as resources permit.

IMPLICATIONS OF DESIGNATION

14 Designation will allow the Council to ensure, through the planning system, that the special quality and value that has been identified in this area will be protected. The Council will also, as resources permit, formulate proposals for the preservation and enhancement of the area. The special historic and architectural quality of many parts of Hackney is one of the Borough's key assets. Ultimately the benefit of designation is that, as well as meeting its statutory obligation to designate conservation areas, the Council is empowered to secure this quality for the benefit of the Borough and its residents.

15 The designation of a conservation area means that development in the area is more closely controlled. The Town and Country (General Permitted Development) Order 1995 outlines how the permitted development rights that exist generally are restricted in conservation areas.

16 The type of restrictions on general permitted development rights cover such alterations as alteration of the shape of roofs on dwelling houses and the size and shape of extensions. However, a recent decision by the House of Lords (*Shimizu (UK) Limited v. Westminster City Council*) has reduced substantially the degree of control that local planning authorities have over minor development in conservation areas. It is not now possible, for example, for LPAs to control the replacement of windows on dwelling houses through the normal planning process. It is possible, however, to introduce orders ("Article 4 Directions") controlling specific types of development where it can be demonstrated that this development could materially affect the special interest of the conservation area. These orders are subject to the permission of the Secretary of State for the Environment and local consultation.

17 It should be emphasised that most conservation areas contain neutral areas or areas of poor quality. It is highly desirable that these areas are appropriately redeveloped. The special character of the conservation area will obviously be a significant factor in considering the redevelopment schemes for such sites, although this does not mean the prescription of a specific architectural style.

18 Designation will result in an increase in the number of applications which are the subject of advertisements and site notices, but overall there will not be a significant increase in the work load of the Development Control Service. The reduction in the degree of control that local planning authorities have over minor development in conservation areas also limits the potential increase in workload.

APPRAISAL DOCUMENT

19 English Heritage guidance recommends that the special interest justifying designation is clearly defined and analysed in a written appraisal of its character and appearance. Such an Appraisal document has been prepared for the proposed conservation area, and a copy has been deposited in the Members' Library.

FURTHER WORK

20 Conservation Area Advisory Committee: the meeting of Council on December 17, 1996 resolved that Conservation Area Advisory Committees (CAACs) be established for every conservation area in the Borough. Since then such a Committee has been established for the five Shoreditch conservation areas. In due course, and in line with a programme for establishing CAACs, a CAAC will be created in the proposed conservation area. Issues surrounding this matter will be consulted upon and reported to Members.

21 **Design Guide:** the appraisal document mentioned above will form the basis for the preparation of a Design Guide for best practice in development and alteration in the area. This will be prepared as and when resources permit.

DISCREPANCY IN THE BOUNDARY OF QUEENSBRIDGE ROAD CONSERVATION AREA

22 The opportunity has been taken, while designating the new conservation area, to tidy up the boundaries of the existing Queensbridge Road conservation area and resolve a discrepancy between the property schedule and the map.

NOTIFICATION PROCEDURES

23 Section 70 of the Planning (listed Buildings and Conservation Areas) Act 1990 requires local authorities notify the Secretary of State for the Environment and English Heritage regarding the designation and to advertise the designation in the London Gazette and a local newspaper. In addition, officers will endeavour to notify each property in the conservation area about the designation and its implications, subject to resources being available for this purpose. Residents in the area will be provided with a summary of the implications of designation along with formal notification of designation.

RESOURCE IMPLICATIONS

24 The additional costs and workload deriving from the designation of the Graham Road and Mapledene Conservation Area will be contained within existing staff and budgetary provisions. This includes the advertising of additional planning applications, the creation of a Conservation Areas Advisory Committee and the production of a Design Guide. If specific measures for the area are proposed, such as physical enhancement proposals, the funding and workload implications of these measures would be the subject of a separate report.

OBSERVATIONS OF THE BOROUGH SECRETARY AND SOLICITOR

25 The proposed designation is in accordance with the Council's statutory duty under sections 69 & 70 Planning (Listed Buildings and Conservation Areas) Act 1990 .There are therefore no adverse legal implications arising from the recommendations in this report.

OBSERVATIONS OF THE BOROUGH TREASURER

260 The designation of conservation areas involves only small additional costs in terms of staff time involved in consultation activities, which have been absorbed in the current year budget. There are also some minor ongoing costs involved in respect of the increased requirement for the advertisement of planning applications received from within conservation areas. These can be met from existing budgets. There are no other foreseeable financial implications in respect of this proposal.

Signed *Peter Davies* Date *24/11/97*

Peter Davies Chief Town Planner

Kevin Murphy Conservation and Design Officer, Lead Originator

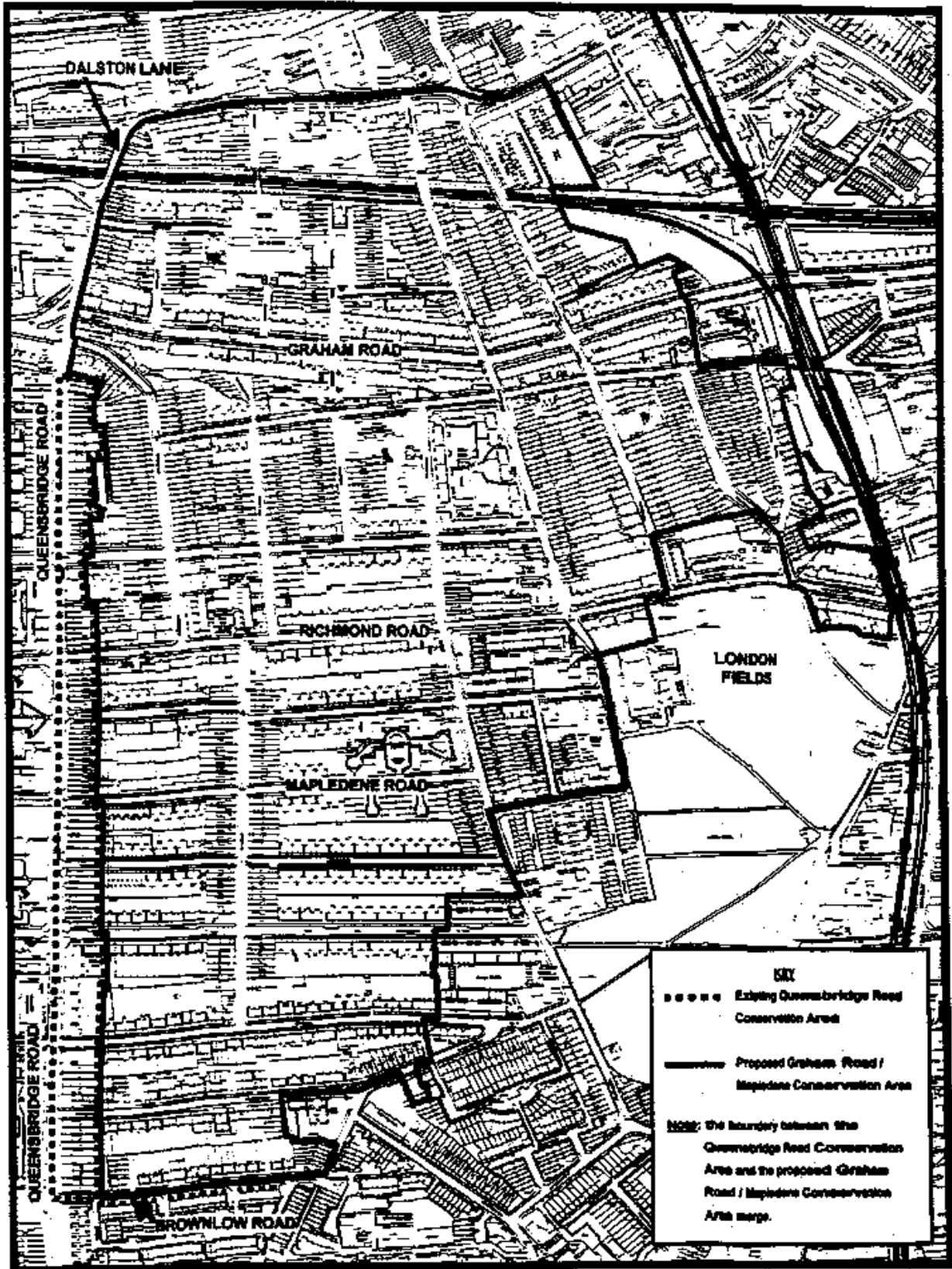
Date 20 November 1997

APPENDIX A: Map of proposed Graham Road and Mapledene Conservation Area

BACKGROUND PAPERS RELATING TO THIS REPORT

NO.	BRIEF DESCRIPTION OF BACKGROUND PAPER	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Proposed Graham Road and Mapledene Conservation Area Files	Kevin Murphy Ext. 8071	161 City Road

Proposed Conservation Area Graham Road / Mapledene



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