



PLANNING AND TRANSPORT COMMITTEE  
20/12/83

STOKE NEWINGTON CONSERVATION AREA

REPORT OF THE HEAD OF PLANNING  
DIRECTORATE OF PLANNING AND DEVELOPMENT

Classification

DECISION

Enclosure

Ward(s) affected

SOUTH DEFOE

NORTH DEFOE

CLISSOLD

NORTHWOLD

**NNN**

### SUMMARY

1. This report seeks approval to the designation of parts of Stoke Newington Church Street and Stoke Newington High Street as a Conservation Area.

### BACKGROUND

2. At the meeting of the Planning and Highways Committee on 2nd February 1982, Members supported further investigations into the declaration of a Conservation Area centred on Stoke Newington Church Street. This is in accordance with Section 277 of the Town and Country Planning Act 1971 which requires local planning authorities to determine which parts of their areas are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as Conservation Areas.

3. The Greater London Council Historic Buildings Division fully supports the proposed declaration and has been involved in deciding the proposed boundaries. In addition, the Clissold Residents' Association, the Hackney Society and the Hackney Historic Buildings Trust have been pressing the Council for an early declaration.

### DESCRIPTION AND HISTORY OF PROPOSED CONSERVATION AREA

4. Stoke Newington developed as a village in Medieval times. In the eighteenth century it became a fashionable area and a number of fine buildings remain from the period 1700 - 1730. These buildings were concentrated in Church Street, around the Church, and near the junction of Church Street and High Street. By 1745 most of the area between Church Street and High Street was developed, and this is the extent of the proposed Conservation Area.

5. Particularly fine Georgian buildings are 187-191 High Street and 75-93 Church Street. There was also considerable development in the Victorian period, particularly the building of new shops and the addition of single storey shops to the forecourts of Georgian houses (e.g. 107-109 Church Street). Several fine Victorian shopfronts remain (e.g. 101, 109, 3).

6. The area today has a mixed character. Some residential properties, particularly in the terrace 75-95 Church Street, have been refurbished to a high standard, while in other areas properties remain vacant and derelict.

7. The variety and quality of the buildings and the winding nature of Church Street means that it should be a major priority to preserve and enhance its character. The existing Clissold Conservation Area together with the proposed new Conservation Area should ensure this.

### PROPOSED BOUNDARY

8. The proposed boundary is indicated on the attached plan. It is essentially the whole of Stoke Newington Church Street between the existing Conservation Area and Stoke Newington High Street together with important groups of buildings in the High Street and 1-33 Stamford Hill. Some parts of the streets off Church Street have been included where the vistas are considered to be important. It is recommended that Abney Park Cemetery (apart from the gates and lodges) be omitted from the Conservation Area as it is in the Council's ownership.

9. A list of the properties included in the Conservation Area is in Appendix 1.

10. The proposed Conservation Area includes 28 Grade II Listed Buildings (five of which are Grade II\*).

### NOTIFICATION, PUBLICITY AND CONSULTATION

11. The Council is required only to publish a notice regarding the designation in the London Gazette and a local newspaper to fulfill its statutory requirements. However, it is proposed to notify all occupiers within the area, explaining the implications of and reason for the designation.

12. Following designation any planning application within the Conservation Area which may affect its character or appearance has to be advertised in the local press and on site, enabling representations to be made to the Council regarding the proposals during a period of 21 days after publication of the notice.

### ADVANTAGES OF CONSERVATION AREA DECLARATION

13. The advantages of declaration include:

- (a) Control of demolition.
- (b) Protection of trees.
- (c) Increasing the scope of grants available for enhancement of buildings, e.g. from Historic Buildings Council.
- (d) Ability to make Article 4 Directions which would remove "permitted development" rights.
- (e) Insistence on high standard of design, for example, of shopfronts.
- (f) Preparation of a Town Scheme.
- (g) Special control of advertisements.

14. Declaration would also confirm the Council's commitment to the improvement of the area and will complement the declaration of the Commercial Improvement Area in April 1984.

## FINANCE

15. In the short term it is anticipated that any schemes implemented as a result of Conservation Area designation would form part of various heads of the environment sector of the Urban Programme.

16. In the longer term designation enables the Secretary of State to give grants towards schemes for the preservation or enhancement of the Conservation Area under Section 10 of the Town and Country Planning Amendment Act 1972. It is also possible for the Council to join with the Secretary of State in making arrangements for grants towards the cost of repairs to buildings. Under these Town Schemes the costs are shared, 25% by the Secretary of State, 25% by the local authority and 50% by the owners.

17. Declaration would have the immediate effect of making available grants by the Heritage of London Trust and the Historic Buildings Council.

## STAFFING

18. Considerable work is already carried out in Stoke Newington Church Street by existing staff. It is anticipated that the planned increase in staff resources will be sufficient to carry out any additional work.

## IMPLICATIONS FOR DECENTRALISATION, ETHNIC MINORITIES, WOMEN, DISABLED, MANAGEMENT TEAM, OFFICE ACCOMMODATION

19. There are no implications under any of the above heads.

## RECOMMENDATIONS

- (A) That the Committee resolves to designate the area shown on the attached plan number SNCA/1 as a Conservation Area under the Town and Country Planning Act 1971 Section 277 as amended.
- (B) That officers be authorised to carry out necessary statutory notification and publicity for the Conservation Area.

R.J. MICHAEL, HEAD OF PLANNING

D. French, Lead Originator

8th December 1983

PLAN3:FRENCH

List of Properties included within the Conservation Area

Abney Gardens	2
Aldam Place	
Edwards Lane	10-17 (consec.)
Fleetwood Street	2-18 (even)
Garnham Street	1-3 (odd)
Lancell Street	2-14 (even)
Lordship Road	6-12 (even)
Marton Road	1-3 (odd)
Sanford Lane	2-8 (even)
Stamford Hill	1-33 (odd)
Stoke Newington Church St.	1-15, 31-73, Abney United Reform Church, 75-143, 147-165, 153a (odd), 10-62, 84-182, including Red Lion P.H. and Abney Park Cemetery Gates (eve
Stoke Newington High Street	135-217, 181 a) and b), 147a, Lodges and forecourt to Abney Park Cemetery (odd). 138-220 (even)
Summerhouse Road	1a, 1-17 (odd) 2-14 (even)
Woodlea Road	16-40 (even), 17-31 (odd).

# HACKNEY

STOKE  
NEWINGTON  
CHURCH STREET  
CONSERVATION  
AREA

scale: 1:2 500

