

**REPORT OF THE ASSISTANT
DIRECTOR (DEVELOPMENT),
D.E.S.**

**ENVIRONMENTAL SERVICES COMMITTEE
18/09/95**

**DESIGNATION OF BROADWAY MARKET AND
TOWN HALL SQUARE CONSERVATION AREAS**

Classification DECISION	Enclosure
Ward(s) affected DALSTON CHATHAM QUEENSBRIDGE	

SUMMARY

1. This report seeks approval for the designation of two Conservation Areas: Broadway Market and Town Hall Square and reports back on the findings of the public consultation exercises.

RECOMMENDATIONS

- (A) That the Committee resolves to designate two new Conservation Areas, Broadway Market and Town Hall Square Conservation Areas as indicated by the boundaries on the maps and schedules in the appendices, under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- (B) That officers be authorised to carry out the statutory notification and publicity required under Section 70 of the above Act.

BACKGROUND

2. Broadway Market and the Town Hall Square areas were included in the Report to Environmental Services Committee in June 1995, 'Conservation Area Designations'. Members gave approval for public consultation to be carried out two proposed new Conservation Areas: Broadway Market and the Town Hall Square: this report is subsequent to that approval.

3. The areas have been analysed in terms of their histories, urban design characteristics, strengths, weaknesses, opportunities and threats to fabric. These are set out in the appraisal documents, which were available to Members with the June Committee Report. Further copies are placed in the Members' library.

THE PROPOSALS

4. It is proposed that two Conservation Areas are designated. The streets involved are shown in the appendices, including parts of: for the Town Hall Square proposal: Mare Street, the Town Hall Square area, Sylvester Path, Sylvester Road; for the Broadway Market proposal: Broadway Market itself, Lansdowne Drive, Dericote Street, Croston Street and Ada Street.

CONSULTATION EXERCISE

5. A public consultation exercise has been carried out on the proposals. The full results are available in the Members' library. In addition, local and national amenity societies including English Heritage and the Hackney Society were consulted on the proposal; the results are also in the Members' library. The responses to the consultations were generally in favour of designation of the two new Conservation Areas.

6. Letters were delivered by hand to all properties in the areas inviting comments, with a copy of the map and information sheet "What is a Conservation Area?". A public exhibition was on display at Hackney Town Hall from 7 August to 1 September with appraisal documents, maps, photographs, and information on the proposals. This was viewable Mondays to Saturday midday. Public workshops were held for both Conservation Area proposals with an exhibition.

7. In addition, a conservation officer met members of the local communities on site. She included a visit on a Saturday to discuss the proposals with the market traders at Broadway Market.

8. The public were asked the following: whether they agreed with the proposals in principle; whether they agreed with the Conservation Area boundaries; what improvements should be carried out; what they valued about the area and what the negative factors were perceived to be.

EFFECTS ON SERVICE DELIVERY

9. The proposals would not result in a unacceptable increase in workload. Any Conservation Area Consent application for permission to demolish all or a part of an unlisted building in a Conservation Area would be handled alongside the planning permission for the new development. Enforcement action will be carried out for unauthorised works.

10. The latest Government guidance on CAs recommends that appraisal and guidance papers are prepared. The appraisal documents satisfy this. Regarding any further guidance and the preparation of enhancement schemes, these will be carried out as and when staff resources permit.

11. The cost of advertising planning applications which affect a Conservation Area will be met by existing budgets. The cost of advertising was reduced last year by re-formatting.

CULTURAL AND EQUALITY CONSIDERATIONS

12. When a Conservation Officer met residents and shopkeepers in the proposed Conservation Areas, she noted that a high proportion were from the black and ethnic minority communities. Also, many of the people who come into these areas for business, shopping, leisure etc, are from these communities. Therefore the enhancement and protection of the areas would be of direct benefit to these communities.

13. Historic buildings are part of the social history of the various ethnic groups who have built and occupied them for (in some instances) many years. The historic environment can play an important role in creating a sense of community with the past, and fostering a greater civic pride.

14. CA designation in town centres, commercial and mixed-use areas can help to retain a supply of lower-rental, smaller buildings for use by new business ventures and specialist, local shops and services.

OBSERVATIONS OF DIRECTOR OF LAW, ADMINISTRATION, & PROPERTY

15.

OBSERVATIONS OF DIRECTOR OF FINANCIAL AND CORPORATE SERVICES

16. The designation of conservation areas involves only small additional costs in terms of staff time involved in consultation related activities, which have already been absorbed within the current year budget. There are also some minor ongoing costs in respect of the increased requirement for the advertisement of planning applications received from within conservation areas. However, because the Town Planning Service have recently reviewed the format of such advertising, which has produced some savings, these additional costs can be contained within the existing advertising budget. There are no other foreseeable financial implications in respect of this proposal.

M. NEW ASSISTANT DIRECTOR (DEVELOPMENT)

Kay Owen Lead Originator

Date: 16 August 1995

LIST OF APPENDICES

- A MAP OF BROADWAY MARKET CONSERVATION AREA
- B SCHEDULE OF PROPERTIES IN THE BROADWAY MARKET CONSERVATION AREA
- C MAP OF TOWN HALL SQUARE CONSERVATION AREA
- D SCHEDULE OF PROPERTIES IN THE TOWN HALL 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
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