Hackney Council Local Plan 2033

Statement of Common Ground between Hackney Council and Historic England

May 2019

This Statement of Common Ground (SoCG) has been prepared by Hackney Council (the Council) and Historic England to assist the Inspector during the examination of Hackney Council’s Local Plan (LP33).

1.0 Background

1.1 The Council is the Local Planning Authority responsible for the production of the Local Plan for the borough of Hackney. Historic England is an executive non-departmental Government body sponsored by the Department for Culture, Media and Sport and a Specific Consultation Body. It is tasked with protecting the historical environment of England by preserving and listing historic buildings, ancient monuments and advising central and local government. This SoCG focuses on the matters which are relevant to the two parties and is provided without prejudice to other matters of detail that the parties may wish to raise during the examination.

1.2 Historic England made comments on the Proposed Submission Local Plan 2033 in a representation submitted to the Council during the Regulation 19 consultation period. Historic England welcome the Plan and consider that it offers an excellent platform to achieve a positive strategy for the historic environment through planning. Comments were made in relation to a number of specific issues to further strengthen the Plan in terms of consistency with national policy these relate to:

- Site allocations HC1, HC2 and HC6
- LP6 - Archaeology
- LP10 - Arts, Culture and Entertainment Facilities

2. Areas of Common Ground

2.1 The following areas of common ground are agreed:

i) With reference to Historic England’s comments on LP10, it is agreed that reference to the public enjoyment, public realm improvements and economic benefits associated with the displayed Shakespearean theatres in Shoreditch, along with associated heritage sites will be made in the Shoreditch Area Action Plan.

ii) The definition and approach to identifying locations and height for taller buildings is agreed including the minor changes set out in 2.2
2.2 The following proposed modifications to LP33 have been agreed by Hackney Council and Historic England to add clarity to the Plan to ensure that the Local Plan better reflects the Hackney Central and Surrounds masterplan SPD (2017) (these are also set out in Response to Examination Matters 3 and 8):

i) Site Allocation HC1: Clapton Bus garage

**Development principles**

Any proposed mixed use development must preserve the historic setting and key views of St John-at-Hackney Church and Churchyard, St Augustine’s Tower and the Old Town Hall, and maintain the church yard’s unique sense of enclosure. **Appropriate indicative heights are 3 - 4 storeys...**

ii) Site Allocation HC2: 55 Morning Lane (Tesco Site)

**Development principles**

There is potential to redevelopment of the existing Tesco superstore and car park for the provision of new commercial (retail/ workspace) floorspace, including a potential new Tesco store and residential development, including genuinely affordable homes, with taller building elements to facilitate legibility and wayfinding. This provides opportunity to create improved permeability through the town centre by the creation of pedestrian routes through the site and the through the railway arches at Bohemia Place, including new uses in the arches on the Tesco site, creating active frontages. **Appropriate indicative heights are 2 -10 storeys alongside taller elements [insert footnote link to glossary definition of tall building] which should be sited to minimise overshadowing and create visual connection with existing taller buildings that act as landmarks along the north south routes. Any taller buildings must have regard to and address heritage assets in the vicinity.**

iii) Site Allocation HC6: Florfield Road

**Development principles**

Development proposals should [second bullet point]:

Create a consistent building alignment and parapet height along Reading Lane. Indicative appropriate building heights are **2-6 storeys 4-6 storeys**. (except for a taller building of up to 16 storeys to act as a alongside taller elements [insert footnote link to glossary definition of tall building] to act as a landmark to and from the civic and cultural hub set back from Reading Lane to minimise overshadowing of existing buildings)-Any taller element of the building must have regard to and address heritage assets in the vicinity.
Taller building elements must **comply with the taller buildings policies in the London Plan and Hackney's Local Plan** adequately address the eleven codes of the Hackney Tall Buildings Strategy and design-related criteria contained in the London Plan and Hackney’s Local Plan: with particular regard to be had to the impact on heritage assets.

iv) LP1 Design Quality and Local Character

Part B

Insert:

The Council will prepare Area Action Plans and Masterplan Supplementary Planning Documents to provide a localised planning framework for each of the places identified in the Growth Strategy (PP2-PP10). These plans will include a building heights strategy for each place and where appropriate identify sites and locations suitable for taller buildings. Taller buildings will only be permitted outside of these areas in exceptional circumstances where the criteria set out in this policy is fully satisfied.

Buildings taller than the existing context-Taller buildings will be assessed using the design criteria set out above in **part A of this policy** and against the following criteria...

v) LP1 Design Quality and Local Character

Paragraph 5.6

In Hackney taller buildings are defined as **any building or structure** these which are taller than their neighbours (50% taller than the prevailing building height) or which significantly changes the skyline or are 30 metres or more in height. Proposals will be considered in relation to their context and likely impacts - **for example an area characterised by buildings of six storeys, a nine storey building would be considered tall**. The Council will make an assessment at the pre-application stage on whether a proposal is considered to be a taller building. In Hackney taller buildings will generally be the exception to the prevailing townscape. **For example an area characterised by buildings of six storeys, a nine storey building of two storeys, buildings taller than three storeys might be considered tall**... Applications for taller buildings will be assessed using the London Plan Policy on the location of tall buildings and the Historic England Advice note 4 on tall buildings....

vi) LP1 Design Quality and Local Character

Paragraph 5.7

The Council will require a design led approach to identifying appropriate building heights. Further guidance on Hackney’s approach to **building heights and taller buildings** is set out in the following:

Hackney Characterisation Study
Area Action Plans

Site allocations [Appendix 3]

Conservation Area Appraisals

Neighbourhood Plans

Area Action Plans or Masterplans will provide further guidance for each of the places identified in the Growth Strategy (PP2 - PP10). These are areas that the Characterisation Study identifies as being potentially suitable for taller buildings. The AAPs/ Masterplans will include a building height strategy and where appropriate identify sites suitable for taller buildings for each area. Taller buildings will only be acceptable outside of these areas in exceptional circumstances where it can be demonstrated that a taller building would lead to a better urban design outcome applying the criteria set out in policy LP1.

vii) Glossary (p244)

Taller Building - Buildings or structures that are significantly taller than the surrounding development - 50% taller than the prevailing building height or which significantly change the skyline or are 30 metres or more in height. This definition allows for the fact that areas of different character within the borough have different sensitivities and that a five storey building in a two storey context is equally as prominent as a much taller building in a more built-up context.

viii) LP6: Archaeology

A ...Proposals that would adversely affect nationally important archaeological remains or their setting will be refused.

A C Scheduled Monuments (Designated Heritage Assets)

B D Non-designated Undesignated Heritage Assets

viv) Heritage at Risk

The Council will pursue a positive strategy for the conservation and enjoyment of the historic environment by implementing The State of Hackney’s Historic Environment Report (LBH, 2005) and developing a Historic Environment Strategy Supplementary Planning Document. The Council welcomes proposals that address Heritage at Risk. Heritage at Risk will be addressed by liaising with Historic England to update the Heritage at Risk register; identifying specific opportunities for Heritage at Risk to contribute to regeneration and place-making; setting out strategies for repair and
Changes to other heritage related policies

The following other changes to heritage policies, suggested to the Inspector by the Council is response to the Regulation 19 representations (LBH EX01b) have been agreed.

xi) LP1

Criterion B iv. preserve and or enhance the Borough’s heritage assets...

xii) LP3

E i line 2 delete preserve and enhance and replace with ‘preserve or enhance’

xiii) LP4

A Development proposals affecting non-designated heritage assets should preserve or enhance and reveal conserve, reveal and enhance the significance of the assets and their settings.

xiv) LP6, Criterion B

add Non Designated Heritage Assets delete 'Undesignated'.

LP6 para 5.32

The Greater London Archaeological Advisory Priority should be correctly titled as the Greater London Archaeological Advisory Service.

Natalie Broughton - Hackney Council

Tim Brennan - Historic England

Date: 23rd May 2019