

REPORT OF CABINET MEMBER FOR ENVIRONMENT, TRANSPORT & PLANNING		
Lordship Park Conservation Area Cabinet 26th April 2004	Classification	Enclosures
	Ward(s) affected	Annexe A: Lordship Park Conservation Area Designation Report and Plan AGENDA ITEM NO.
	Lordship	

1. INTRODUCTION BY LEAD CABINET MEMBER FOR ENVIRONMENT, TRANSPORT AND PLANNING

- 1.1 Amongst the reasons residents cite for liking living in Hackney is the quality of some of its historic buildings and townscape.

As a planning authority it is right that we try to retain and conserve the best of our built environment and improve what is less good. This proposal is fulfilling the duty the council has to designate conservation areas. In this case it is the Lordship Park area which has both townscape and individual buildings of value that make a positive contribution to the character of the area.

I commend this report to Cabinet.

2. SUMMARY

This report recommends that a conservation area be designated along Lordship Park between Green Lanes and Lordship Road.

3. RECOMMENDATIONS

Cabinet is recommended to:

1. Agree that the area shown on the Plan attached as Annex A be designated as a conservation area to be known as the "Lordship Park Conservation Area", as provided for under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and that (a) officers carry out the notification and publicity required under section 70 of the Act and (b) the designation be registered as a local land charge.
2. Authorise officers to seek a direction under section 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990, giving the council powers under section 54(1) of the Act to secure emergency repairs to an unlisted building in a conservation area.
3. Authorise officers to prepare for public consultation a draft Article 4 direction to apply to the Lordship Park Conservation Area, under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995.
4. Agree that nos. 1-15 (odd) and nos. 2-16 (even) Lordship Park are added to the Council's List of Buildings of Local Significance.

4. FINANCIAL CONSIDERATIONS

- 4.1 The Article 4 direction may give rise to a minor increase in the number of applications. The costs of processing and increased advertising of applications are not likely to exceed £3k and would be partly offset by increased planning fee income. This will be contained within the Development Control revenue budget.

5. COMMENTS OF THE MONITORING OFFICER

The Monitoring Officer has seen the appraisal report referred to at 8.2 and is satisfied that the legislative citations contained in the Report to cabinet are correct.

6. COMMENTS OF THE HEAD OF PAID SERVICE

7 BACKGROUND

- 7.1 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 or appearance of which it is desirable to preserve or enhance, and to designate those areas as conservation areas.

- 7.2 The council is committed to safeguarding the townscape of the whole borough through encouragement and by use of its development control powers. The Hackney Unitary Development Plan commits the council to safeguarding the character of conservation areas by resisting the loss of buildings, trees and other features that make a positive contribution to an area, and by promoting high standards of design in new development. The plan also seeks the preservation of 'Buildings of Local Significance' that are not on the statutory list.

8 THE PROPOSED CONSERVATION AREA

- 8.1 An appraisal and designation report has been prepared dealing with the location and setting of the area, setting out its history and development, and describing its character and appearance.

- 8.2 The proposed conservation area displays a cohesive townscape with groups of well detailed and relatively unaltered mid to late 19th century properties. Lordship Park was built from the late 1860s onwards. The larger, more substantial semi-detached houses at either end were completed by 1870. The street was completed with the lower, two storey terraces by 1894. St Mary's Lodge is slightly earlier and represents the final stage of rural life when the village of Stoke Newington was surrounded by fields and St Mary's Lodge was a 'country' house.

- 8.3 The proposed conservation area boundary has been tightly drawn to include all of the mid to late 19th century houses in Lordship Park, two small groups of houses of the same period in Green Lanes and Queen Elizabeth's Walk and St Mary's Lodge. St Mary's Lodge remains as a valuable reminder of the late Georgian period and the later house are remarkably intact, retaining most of their architectural features. The overall nature of the development, with most of the houses being completed within a relatively short time span, has produced an attractive and cohesive townscape.

9 CONSULTATION

- 9.1 Members of the Stoke Newington Conservation Areas Advisory Committee have been consulted on the contents of the proposed designation report.

10 IMPLICATIONS OF DESIGNATION

- 10.1 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.
- 10.2 Conservation area designation means that development within the area is more closely controlled. The Town and Country (General Permitted Development) Order 1995 outlines how permitted development rights that exist generally are restricted in conservation areas. In particular, Article 4 of the Order allows the Council to exercise greater control over alterations to individual properties including changes to windows and front doors, porches, extensions, alterations to front boundary walls and fences, and vehicle hard standings. Such changes, if uncontrolled, can cumulatively erode the character of the conservation area especially where, as in Lordship Park, the existing buildings are well preserved and retain most of their original architectural features.
- 10.3 Conservation area designation also gives the council powers under section 54(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to require an owner to carry out urgent repairs to an unlisted building in a conservation area. The council must first seek a direction from the Secretary of State, under section 76 of the Act, on the basis that the building makes a positive contribution to the conservation area. The types of works covered by the powers are restricted to emergency repairs, for example works to keep a building wind and weatherproof and safe from collapse, or action to prevent vandalism and theft. In the absence of suitable action by the owner, the council can carry out the repairs and recover the costs involved.

11 NOTIFICATION PROCEDURES

Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the council to notify the Secretary of State and English Heritage of the designation, and to advertise the designation in the London Gazette and a local newspaper (e.g. Hackney Today).

Councillor Vincent Stops John Judah, Director of Environment

Report Originating Officers: Ray Rogers ☎ 020-8356 8217

Financial considerations: Nick Hutchins

Monitoring officer comments: Gwen Markham

Background papers

The following documents have been relied upon in the preparation of this report:

Description of document	Location	Date
Lordship Park Designation Report	Annexe A attached	March 2004
PPG15: Planning and the Historic Environment	Planning Department	