



Service

Planning

Hackney Council
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XXXXXXXXXX, 2019

Dear Sir/Madam,

PROPOSED DESIGNATION OF BROWNSWOOD CONSERVATION AREA COMMUNITY CONSULTATION

At its meeting of November 18th 2019, Hackney Council resolved to approve, for the purposes of public consultation, the area identified on the accompanying plan for consideration as the Brownswood Conservation Area.

As part of the public consultation exercise, we are writing to you to seek your views on the proposal to designate the area indicated on the accompanying plan as a Conservation Area.

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Local Planning Authorities have a statutory duty to consider whether parts of their area should be designated as Conservation Areas.

The area is a high quality late Victorian suburb constructed from the 1860s onwards. The character and form of the area from its original design and layout is largely unchanged. Buildings in the area are adorned with detailed historic decorative architectural features. The area is considered to be of special architectural and historic interest and therefore suitable for designation.

The proposals include a Brownswood Conservation Area Appraisal & Management Plan and a Boundary Map.

Before determining whether to designate the Brownswood Conservation Area, Hackney Council is undertaking public consultation between XXXXX and XXXXX to seek the views of residents, landowners and other interested stakeholders on the proposed extension.

This letter contains important information about the proposals, including a map of the conservation area, how you can find out more information and how you can have your say.

Yours faithfully

Adam Dyer
Conservation & Design Officer

What is a Conservation Area?

Conservation Areas are areas of special architectural interest. It is the character of the area as a whole rather than the quality of specific buildings that is important. The historic layout of roads, paths, gardens and trees all contribute to this special character. Hackney Council designates Conservation Areas in order to preserve and enhance the character and appearance of these historic areas.

How does being in a Conservation Area affect you?

Conservation Areas enjoy special protection under the law. Below are some of the key requirements for proposed works within Conservation Areas:

- You will need planning permission to demolish a building in a conservation area. Hackney Council will seek to preserve all buildings that make a positive contribution to the character and appearance of the Conservation Area.
- You must give us six weeks' notice in writing, before any work is carried out to lop or fell a tree in a Conservation Area. You can contact the Council's Tree Officer for advice and help.
- You will need to demonstrate that any development proposal preserves or enhances the character and appearance of a Conservation Area. Hackney has greater control over building work in conservation areas, including materials and detailed design.
- You may need to apply for planning permission for alterations or extensions that would not normally need planning permission, such as minor roof alterations, dormer windows or a satellite dish. If you are in doubt whether you need planning permission, you can contact the Duty Planner.
- Hackney Council also has greater control over the erection of advertisements and signs. For instance, Hackney has the power to control shop signs, posters or estate agents boards that would not normally need permission.
- Proposed Article 4 Direction
- The properties are of architectural merit both in their overall design and their architectural detailing. In order to preserve the features that give these streets their special character, such as original windows, doors, brick detailing, distinctive porches the like, the Council is seeking an Article 4 Direction.

Brownswood Conservation Area

The proposed Brownswood Conservation Area is located to the North of the Borough. The area is a high quality late Victorian suburb with a clear hierarchy of housing types set out from the 1860s onwards enclosed by the established routes of Blackstock Road, Finsbury Park and Green Lanes. An Article 4 Direction is proposed over the Conservation Area in order to preserve original features.

The boundary was drawn around the area of Brownswood following identification in the 2017 Conservation Area Review. The draft Brownswood Conservation Area Appraisal was

prepared in 2019 and the research and assessment of the area's special interest undertaken for this appraisal has enabled careful consideration of the boundaries.

Conservation Area Appraisal & Management Plan

The Council has prepared a draft Conservation Area Appraisal & Management Plan as part of its proposals to designate Brownswood Conservation Area. The appraisal describes and analyses the particular character of the conservation area and sets out what makes the area special, as well as identifying any weaknesses or threats to its character. The Management Plan makes recommendations on how to address those weaknesses and threats and add to the area's special character.



How to find out more information and have your say?

Community Consultation Drop-in Session

Venue TBA

Date TBA

Visit our website

www.hackney.gov.uk/brownswood-ca to view the draft documents and return comments online.

Visit the Planning Reception

View the draft document between 9.00am and 5.00pm Monday to Friday at the Hackney Service Centre, 2 Hillman Street, London, E8 1FB

Visit a Library

Copies of the document are available to view at Hackney Central Library and Clapton Library.

[TRANSLATION BOX OVERLEAF]

Revised Boundary Map Enclosed Separately