



Service

Planning

Hackney Council
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XXXXXXXXXX, 2019

Dear Consultee,

REVIEW OF LEA BRIDGE CONSERVATION AREA COMMUNITY CONSULTATION

Hackney Council is proposing to extend the existing Lea Bridge Conservation Area to include the surrounding historic spaces of Millfields Recreation Grounds and Middlesex Filter Beds. These areas are considered to contribute to the special character and appearance of the conservation area, and make a positive contribution to its significance. Following careful research, the Council considers that these areas should be treated as a Heritage Asset and the conservation area boundary should be extended to include them.

The proposals include a Draft Lea Bridge Conservation Area Appraisal & Management Plan and a revised Boundary Map.

Before determining whether to extend the Lea Bridge 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 some 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.

I would welcome any comments you may have on the proposals by XXXXXXXXXX. All responses received will be carefully considered before a final decision is made.

Yours faithfully

Matt Payne

Senior 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.

Lea Bridge Conservation Area

The Lea Bridge Conservation Area comprises an historic core of 19th and early 20th century industrial and residential buildings, which grew up around an important crossing on the River Lea, on a main route from London to Essex. The historic core forms a distinctive Lea Bridge Character Area and is surrounded by an abundance of open green spaces, which form two further character areas; Millfields Character Area, comprising the common lands to the north and south of Lea Bridge Road and the Filter Beds Character Area, centred on the Middlesex Filter Beds to the east, once part of the much larger East London Waterworks and now a much loved nature reserve.

Conservation Area Appraisal & Management Plan

The Council has prepared a draft Conservation Area Appraisal & Management Plan as part of its proposals to extend the Lea Bridge 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/leabridge-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.

Speak to a Conservation Officer:

Tel: **020 8356 8106**

[TRANSLATION BOX OVERLEAF]

Revised Boundary Map Enclosed Separately