

### Summary of Responses (Beck Road)

Respondent ID	Organisation	Comment ID	Respondent's Comments	Council's Response
BCA01	N/A	0.01	I have lived in Beck Road since 1976, and bought this property in 1992. I welcome this proposal wholeheartedly! Over the years people on the West side of the bridge tried to keep as near as possible (at the time) replacement windows and doors. Recently a house was bought as a 'development project' and is now the only house which does not have the coloured panes on top of the sash windows.	Noted
		0.02	I welcome Beck Road being a conservation area and especially the Article 4 direction in order to preserve the special character of the road.	Noted
		0.03	Some of us would like to have information about restoring the parapet with the dog tooth features which were partially removed by the council back in 1970's	The respondent is advised to contact the CUDS Team directly to discuss this.
BCA02	N/A	0.01	I am pleased to see that Hackney Council is recognising Beck Road's architectural significance. May I suggest that front windows and doors where possible adhere to the original arts and crafts ethos. Sadly the front parapet cornice was dismantled in the 70's for safety reasons. This only concerns the eastern end of the street. However it could be reinstated.	Noted. The Management Plan encourages sensitive window repairs and replacement in line with the originals.
BCA03	N/A	0.01	As a resident of Beck Road I support the proposal.	Noted
		0.02	The road is unique and unusual to this area. The distinctive architectural details, such as the coloured glass in the front windows, the decorative lintels and the design of the original front doors need to be preserved if the road is to retain its distinctive character.	Noted. The proposed Article 4 Direction will protect these features.
BCA04	N/A	0.01	Very much in favour thanks.	Noted
BCA05	Beck Road Residents Association	0.01	I am strongly in favour of designating beck rd as a conservation area.	Noted
BCA06		0.01	As a resident of Beck Road my only comments are understanding what it means to be a tenant in a Conservation area.	Noted
		0.02	What are the negative and positives.	The proposed designation affords the street the appropriate level of heritage protection and is considered to be a positive proposal. The implications of conservation area designation are set out within the proposal.
		0.03	What are the requirements of keeping the external property up to date	Conservation area designation does not bring with it powers for the Council to insist property owners make changes to their properties. However, enforcement powers do exist for the Council to enforce against owners who let their properties fall into disrepair. These powers exist regardless of conservation area designation.
		0.04	Would windows that are not the original wooden sash windows have to be replaced. If so how would this be costed and paid for?	Non-original windows can be replaced without planning permission on a like for like basis. However, the Council would encourage more sympathetic window replacements in this instance.
BCA07		0.01	I used to live in Beck rd. so I can say from experience you are making a big mistake by designating that area a preservation area since there is nothing worth preserving there. Those houses were build very poorly for local factory workers and were never meant to last that long, which shows when you are inside them. Rooms long and narrow and dark, generally small and architecturally worthless. Plus there isn't a single tree in the whole street. You'd be better off razing them to the ground and building 4 storey apartment buildings with some greenery in the street. You only want to do this because the middle class people who moved in and pushed out all the remaining artists that lived there (and in the 80s some actual proper artists did use to live there in their day, like Helen Chadwick) now want to pretend they live in a very special place. If you introduce this, you'll never be able to use that land properly and people will be saddled with poor housing stock that they'll have to keep up at great expense and never change,. As if London doesn't have enough of these terrible Victorian houses for gods sake. London is drowining in them.	Disagree. The properties are a rare survival of late Victorian terraces opening directly onto the street. The terraces remain much of their uniform character and retain many original features. Internally, the properties provide a good level of accomodation.
BCA08	Beck Road Support Group	0.01	I think the CA is an excellent and important idea. It will help prevent people from damaging the architectural quality of the street by adding UVPC windows, visible utility boxes, street furniture, and so on. Maintaining aesthetic standards in our streets is a crucial factor in improving quality of life, and it will encourage all of us to do more to maintain our area and our houses wherever we can afford to, and to think of others when we do so. And I believe it will deter developers from putting up high-rise buildings around the street that would overshadow the houses and gardens.	Noted

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BCA09	Beck Road Residents Association	0.01	I am one of the owner occupiers of 53 Beck Road. There is a mistake in the description of the rear of number 53. Your description reads: "Rear of 53 Beck Road: This is a two storey workshop building, likely contemporary with the properties on Beck Road. It is constructed of stock brick with red brick detailing in a simpler more utilitarian style. It has double doors to the ground floor with a red brick arch above." This is incorrect. The lower part of the building is most probably the same age as the house but the upper storey was built over much later - around 1930? - when the factory was built on the land behind Beck Road south. It has metal framed windows and concrete lintels typical of industrial buildings of the era, whereas the lower floor has older style multi-panel wooden framed windows.	Noted. The appraisal has been updated accordingly.
BCA10	Beck Road Residents Association, BRRRA, Treasurer	0.01	A. There was a mistake in the number of houses. There are 55 houses. On the south side from 1-53 and on the north side 2-56 omitting number 55.	Noted. The appraisal has been updated accordingly.
		0.02	B. These were divided into 2 'flats.' Not as we would understand them. The houses were not originally divided into 2 separate units, but each had a kitchen (no bathroom) and shared an outside toilet.	Noted.
		0.03	Most of us would be thankful for your intervention with a CA, small changes are creeping in and we have tried our best over the years to encourage people to make an effort with replacement windows / doors, lintels etc. One lady had the lintels scrubbed clean of black paint on one of the houses. It would be appalling if someone painting the brickwork or changed the frontages.	Noted
BCA11	Association of Beck Road Residents, Steering Group Mare Street South, Hackney Living Streets	0.01	I think the proposed Beck Road Conservation Area is an extremely good idea. It is a unique street and should be preserved and improved.	Noted
		0.02	There are several things which would improve the street. They are the street furniture, pay and display parking and traffic volumes.	Noted. These matters are covered within the proposed Management Plan.
		0.03	The street furniture is excessive and out of keeping with the architectural and historical heritage of the street.	Noted
		0.04	There is too much pay and display parking which is not needed by the residents of the area.	Noted
		0.05	The traffic using the road should be discouraged as the road is used as a short cut for all sorts of inappropriate traffic including van and lorries.	Noted
BCA12		0.01	My Comments on the Draft Beck Road Conservation Area Appraisal and Management Plan	Noted
		0.02	3.2 Beck Road is not particularly spacious, it is only 12-13m wide and is bisected by the railway viaduct, most residential roads in Hackney are 16-22m wide from build face to building face	Disagree, for properties of this scale (two storey terraces the roads are notably spacious. The width of the road is largely dictated by that of the railway arch which pre-dates the construction of the properties.
		0.03	3.3 This statement is not correct, there are plenty of examples of roof extensions creating a 3rd storey to the houses which are visible from the street and google maps. This would appear to be the conservation officer getting carried away. e.g no. 30, 23,13,9,7,5,20,4,21. 6% of the houses have an additional storey	Disagree, there are no full height roof extensions where the property is extended in a matching brick or full height mansards within the street.
		0.04	5.4 It is worth noting that many of the rear outrigger wings have been rebuilt at some point e.g. no. 25, 27 & 31 – this can be distinguished by the use of newer brick, stretcher bond and differences between adjacent terraces where the historic outrigger is out of plumb. This is not the uniform, original terrace that it is being portrayed to be in the write up.	The changes to rear outrigger wings are noted. However, the terraces as a whole are predominantly uniform in character and appearance.
		0.05	6.2 Contradiction that all buildings are said to be a positive contribution to the conservation area whilst it is highlighted that some facades have been pebble dash rendered	Whilst not positively adding to character and appearance, finishes such as pebble dashing are reversible. These properties are therefore still considered to be positive contributors and careful removal of pebble dashing is encouraged.
		0.06	7.1 Article 4 Directions. The Article 4 direction is disproportionate and seeks to remove permitted development rights which would not affect the features the appraisal is looking to protect	Disagree. The proposed Article 4 Direction is intended to protect the uniform character and appearance of the street.

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		0.07	"In order to preserve the features that give these streets their special character such as original windows, doors, brick detailing, distinctive porches and the like, the Council is seeking an Article 4 Direction over Beck Road Conservation Area."	The term 'such as' is used here to describe some but not all of the features that the Article 4 Direction is seeking to protect.
		0.08	Class A covers rear extensions which would not affect these features	The term 'such as' is used here to describe some but not all of the features that the Article 4 Direction is seeking to protect.
		0.09	Class B covers Rooftop extensions which would not affect these features	The term 'such as' is used here to describe some but not all of the features that the Article 4 Direction is seeking to protect.
		10	Class G covers chimneys and flues which would not affect these features	The term 'such as' is used here to describe some but not all of the features that the Article 4 Direction is seeking to protect.
		11	Class H – microwave antenna which would not affect these features.	The term 'such as' is used here to describe some but not all of the features that the Article 4 Direction is seeking to protect.
		12	Class C – exterior painting – again disproportionately controlling.	The term 'such as' is used here to describe some but not all of the features that the Article 4 Direction is seeking to protect.
		13	Mare street, including the Iceland building approved by Hackney, was deemed a more important heritage asset for years whilst Beck Road could have been demolished without requiring permission. So why now, after years of not being considered important, is Beck Road one of the most important areas in Hackney? This again seems to be overzealous protectionism on the party of Hackney planners and disproportionate compared to the rest of the borough.	Beck Road was identified as a potential Conservation Area as part of the 2017 Conservation Areas Review Study, along with a number of other potential conservation areas. The Council has an ongoing programme of review and designation.
		14	There are no listed buildings or locally listed buildings on Beck Road.	Noted.
		15	Equivalent Article 4 directions are applied to the De Beauvoir CA, Shacklewell Green CA and the St Marks CA. Only 3 out of the 35 Conservation areas in Hackney have Article 4 Directions. Again this is disproportionate to apply an Article 4 Direction onto Beck Road when it was not deemed important for so long.	Disagree. The Article 4 Direction is necessary to preserve the uniformity in character and appearance.
		16	7.5 "The rooflines within the conservation area are currently unbroken". This is not correct and is being wilfully written when there are at least 9 examples of roof extensions along Beck Road.	Disagree, the rooflines to the front elevation are currently unbroken e.g. from the front elevation any extension is not visible. The appraisal acknowledges there is likely scope for rear dormers in line with the Residential Extensions and Alterations SPD.
		17	The low pitch roof extension at No. 30 that had to be won at appeal is a great example of how an additional bedroom can be accommodated to a butterfly roofed house on Beck Road with minimal impact. It is not visible from the Beck Road pavement and is sympathetic to the existing house and has a negligible impact on the house and neighbours. This should be encouraged and not discouraged!	Disagree, these type of extensions are considered to be harmful to the uniform character and appearance of the conservation area.
		18	Rear extensions. The outrigger form to the terraced houses provides a narrow kitchen and dining space and side extensions into the underutilised side passageways should not be discouraged. side extension are barely visible and make a huge difference to the quality of life of the residents.	Side extensions may be considered acceptable, subject to following the Council's guidance within the 2009 Residential Extensions & Alterations SPD.
		19	7.6 Window Replacement. This policy is not in keeping with Hackney and the NPPF's sustainability policies. Single glazed sash windows are highly inefficient and wasteful of energy and need to be replaced with double glazed units urgently rather than as a last resort. Insisting on high cost 12mm DGUs is again overzealous, pushing more cost onto home owners.	The Council is under a statutory duty to preserve and enhance conservation areas. In the case of Beck Road the windows contribute to the significance of the area and therefore it is important that this character is retained. It is also important to consider the embodied energy of replacement windows where the historic, slower grown timber is often in a far better condition than modern quick growing timber. The designation does not prevent windows being replaced but in order to preserve the character and appearance of the area this change needs to be managed sensitively.
		20	8 Enhancement Proposals. The vast majority of the enhancement proposal costs will be put upon the homeowners, Hackney is under no obligation to contribute to any of these improvements.	Like for like repairs do not require planning permission. Enhancement proposals such as improvements to individual properties are encouraged but not enforced.
		21	Generally the Beck Road CA is gearing up to be anti-development for the residents, limiting our ability to upgrade and improve our homes in order to keep a Conservation Officer happy with their imaginary perfect road.	Disagree. Conservation Area designation is not anti-development. Instead it enables careful management of change to ensure that this is in keeping with the area's character and appearance.
		22	The appraisal is inaccurate and has been written to support the officer's own anti-development view point.	Disagree, the appraisal simply identifies the areas character and appearance and elements that contribute to its overall significance.

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		23	The proposed restrictions are excessive and disproportionate compared to the rest of the borough considering the quality of the street where there are no listed or locally listed buildings.	The street is considered to be high quality and is a particularly rare survival of uniform late Victorian terraces. Buildings do not need to be listed or locally listed to be the subject of conservation area designation or Article 4 Direction.
		24	Whilst I am supportive of the wider aims to prevent demolition of the terraces and the retention of sash windows and features to the Beck Road facades only, residents should be able to improve their homes and create additional space for families. House prices in Hackney are some of the highest in the country and moving house can be prohibitively expensive. We need to be able to add space to our kitchens and additional bedrooms without being forced to move house. We should be encouraged to extend our houses through roof extensions as permitted at No. 30 and side return extensions which can use modern glazing at ground floor level.	Noted. The Council's Residential Extensions & Alterations SPD provides guidance on acceptable ways to extend.
		25	We should be able to make minor improvements to our homes without having to go through expensive, slow and painful processes with Hackney planning department due to these proposed new restrictions.	Like for like repairs and many internal alterations do not require planning permission.
		26	Beck Road has survived intact for 130 years already without these proposed protections, the CA is unnecessary.	Disagree. The proposed Article 4 Direction will prevent any further incremental adverse changes and threats to the uniformity of the terraces.
BCA13		0.01	I am strongly in favour of this proposal, which I think is very much overdue. Having known and lived in Beck Road for over 20 years, I think this is a tremendous opportunity to preserve the remarkably unspoilt architectural and historical integrity of the street. This is a fortunate side effect of being undervalued and disregarded for many decades and even previously being intended for demolition. However, as the demographic of local residents changes, there is a threat of inappropriate and insensitive development which could irreversibly damage what is currently a jewel in Hackney's crown and widely regarded as an iconic survival. In fact I cannot think of a more complete and perfect example of an original street of artisanal dwellings throughout London. In my view every possible step should be taken to preserve the character and appearance of the street as an asset for future generations and an important part of Hackney history.	Noted.
BCA14	Secretary, Central & South Hackney Conservation Area Advisory Committee (CAAC)	0.01	We would comment as follows:	Noted.
		0.02	We unanimously support both proposals. Indeed in this era of progressive permitted development rights we believe Conservation status for both these areas is essential.	Noted.
		0.03	We have no specific comments on either proposal, albeit we were surprised to learn that Beck Street was not already protected.	Noted.
		0.04	We would be happy to add both these new Conservation areas to our (South & Central Hackney CAAC) remit. Indeed geographically we believe they fit better with us than with Clapton. That said, we shall leave this decision with you.	Noted.
BCA15	Hackney Society	0.01	The Hackney Society hugely welcome the council's proposal for the Beck Road Conservation Area. It is an area whose character and condition is quite unique in the borough, and also deserves the further protection of the article 4 direction. The appraisal is thorough and well considered. It is interesting that whilst the purchase of the street by GLC for demolition might have caused a blight, in fact, through the occupation by an artist community, it resulted in an exceptional level of preservation. The absence of street furniture is noted, which includes an absence of trees, to contribute to the austere character of the street: despite Hackney's tree planting programmes, this matter should be carefully considered in relation to Beck Road: environmental improvements might involve the removal of parking spaces before the planting of trees.	Noted.

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		0.02	Whilst it is understood that householders will be notified of the conservation area by post, and are most likely to be sensitive to the ambitions of the council to preserve the character of the place, it is vitally important that not only the owners of the shops, but the tenants/ leaseholders are also fully informed of the restrictions and obligations that are imposed upon them. When new tenants move in shop fronts can be ripped out and replaced with generic aluminium framed systems, with vinyl signage, in a day, and enforcement in such circumstances is unlikely to be satisfactory. Given the small numbers of shops concerned, it might here be possible to have a more targeted approach to educating the commercial occupants of the value and importance of the historic shopfronts, as well as the financial implications of any harm being caused.	Noted, at this point it is not possible to commit to a targeted approach but consideration will be given to how best engage with individual shop owners going forward.
BCA16	Historic England	0.01	Historic England welcomes the proposal to designate a Beck Road Conservation Area in accordance with the requirement to maintain an up to date evidence base for the historic environment and to set out a positive strategy for the conservation and enjoyment of the historic environment. The Appraisal and Management Plan is clear and well-structured and makes a cogent case for the designation of a conservation area focused on Beck Road based on special architectural and historic interest.	Noted.
			<b>Archaeology</b>	
		0.02	respect of the legislative background and Archaeology the document should make reference to Hackney's Archaeological Priority Areas (reviewed 2017). The proposed conservation area would overlap with the Tier 2 APA 'Hackney Settlements', which here designates the Roman and later highway of Mare Street. Historic England publishes The Greater London Archaeological Advisory Service guidance on planning within APA's which contains further information for local authorities and developers which you may find useful to reference ( <a href="https://historicengland.org.uk/images-books/publications/greater-london-archaeological-priority-area-guidelines/">https://historicengland.org.uk/images-books/publications/greater-london-archaeological-priority-area-guidelines/</a> ). Your consultation has been forwarded to GLAAS who will provide further comments in respect of the archaeological implications of the designation.	Noted. The appraisal has been updated accordingly.
			<b>6.0 Condition and Threats, 7.0 Management Plan, 8.0 Enhancement Proposals</b>	
		0.03	In general, following from the architectural analysis, the threats, management and enhancement proposals in this section of the plan are appropriate in scope and ambition. They could, however, beneficially cross-reference local policy and guidance to stress that the designation entails a new statutory duty applicable through the planning system.	Noted.
		0.04	<b>6.2 Key Threats and Negative Issues, p.21:</b> Further to the mention at 5.4, p.17, there is no reference to the replacement of slate with clay-tile on the visible roofs of Nos. 2-20 (even) and 1-17 (odd) in the condition survey. It is helpfully mentioned at 8.2 Repairing, Restoring and Reinstating Architectural Features, p.27.	Noted. The appraisal has been updated accordingly.
		0.05	<b>7.1 Article 4 Directions, p. 23:</b> The proposed Article 4 Direction makes no mention of the four-panelled doors and multi-pane sash windows which give this group particular special character, but which may be permitted under Class A of the GPDO.	The A4D references Class A of the GPDO.
		0.06	<b>8.2 Repairing, Restoring and Reinstating Architectural Features, p.27:</b> The helpful passage on appropriate materials here could beneficially be expanded and set apart from the text before and after.	Noted. The appraisal has been updated accordingly.
			<b>Minor Observations</b>	
		0.07	The Appraisal and Management Plan is in general clearly written and helpfully concise; however, we offer some non-exhaustive observations on the text below, which may be of help in finalising the document.	Noted.
		0.08	<b>2.2 Historical Development, p.8:</b> Mare Street has origins older than the 16th century, which may be relevant to the designation of the APA with which the proposed designation overlaps.	Noted. The appraisal has been updated accordingly.
		0.09	<b>2.2 Historical Development, p.9:</b> The history of Acme and the terrace's period as a squat could be more clearly explained. A passage on this phase appears to have been omitted from the historic account, but this association lends historic and communal value as part of the heritage significance of Beck Street.	Noted. The history of Acme is no doubt interesting but has been limited available resources to investigate further owing to COVID-19 restrictions.

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		10	<b>5.4 Architectural Analysis, p.18:</b> The unusual condition described at No. 56 and the rear of No. 53, on Sheep Lane, could helpfully be depicted with a photograph.	Noted. The appraisal has been updated accordingly.
		11	<b>5.4 Architectural Analysis, p.18:</b> The word "or" in the fifth line appears an error, and under 56 Beck Road "it's" should be "its".	Noted. The appraisal has been updated accordingly.
			<b>Conclusion</b>	
		12	Historic England supports the designation of the Beck Road Conservation Area, and we hope this letter assists in the designation process. Please do not hesitate to contact me if you have any queries about the advice contained here, or if we can be of further assistance.	Noted.
		13	We would like to stress that this opinion is based on the information provided by you. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, where Historic England consider it appropriate to do so.	Noted.
BCA17	Greater London Archaeological Advisory Service (GLAAS)	0.01	Portion east of the railway line is in a Tier 2 APA	Noted. The appraisal has been updated accordingly.
			Mare Street is of Roman date according to the Greater London HER. The HER also places the mediaeval settlement of Cambridge Heath just to the north of the CA.	Noted. The appraisal has been updated accordingly.
BCA18		0.01	I think it not needed and potentially a bad idea.	Disagree. The designation and Article 4 Direction is needed in order to protect the area's special interest and ensure that future developments preserve or enhance the area and protect the uniformity of the terraces and their features.
		0.02	In the past this was a good tool to stop criminal demolition of valued and historic buildings such as on Dalston Lane, if that road had been in a conservation area perhaps the crimes of Julies Pope and Hackney Council would have been stopped. But I see its still going on.	Disagree.
		0.03	Beck Road are houses that are historical slum, built badly, and in constant need of repairs, we have a mixed of residents and some with high, and some with low incomes, the low-income owners have been here for over 40 years representing a major appeal of the street for new comers.	Disagree. The properties have special interest and provide acceptable levels of accomodation.
		0.04	Repairs-sometimes with short notice should not be subject to the inconvenience off conservation planning and its delays, cost requirements and prescriptive materials related restrictions on how we do our repairs, like the windows, door and such like.	Like for like repairs do not require planning permission under the propoed Article 4 Direction.
		0.05	The character of the street has come about through a mix of people old and new, we pride ourselves with tolerance and we don't need to create friction between the existing residence and new owners encouraged but the market to buy into the street just to create extra wealth, this can lead complaints about the existing look of the street and set neighbor against neighbor.	Disagree, the designation is not intended to cause friction between residents. The appraisal sets out what is special about the area and enables residents to share in the value of the area and understand how to preserve and enhance its character and appearance.
		0.06	I understand there are some benefits but that is the hands of the planning department to make good decisions on new developments.	The proposed designation will assist the planning department in making good decisions that will ensure that new developments preserve or enhance the character and appearance of the conservation area.
		0.07	Please don't do it.	Disagree. The proposed designation is considered to be robust.