

Title of Report	Draft Stamford Hill Design Guide Supplementary Planning Document		
Key Decision No	CHE S249		
For Consideration By	Cabinet		
Meeting Date	26 February 2024		
Cabinet Member	Councillor Nicholson, Deputy Mayor and Cabinet Member for Housing Supply, Planning, Culture and Inclusive Economy		
Classification	Open		
Ward(s) Affected	Stamford Hill West, Springfield, Woodberry Down and Cazenove		
Key Decision & Reason	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;">Yes</td> <td>It affects more than two wards.</td> </tr> </table>	Yes	It affects more than two wards.
Yes	It affects more than two wards.		
Implementation Date if Not Called In	6 March 2024		
Group Director	Rickardo Hyatt Group Director, Climate, Homes and Economy		

1. Cabinet Member's introduction

- 1.1. The Stamford Hill Design Guide Supplementary Planning Document, will help ensure the policies and objectives described in the Stamford Hill Area Action Plan can be realised by providing detailed, clear and accessible guidance to residents and developers about how they can extend homes in the neighbourhood to meet housing needs in the Stamford Hill neighbourhood.
- 1.2. The Draft Stamford Hill Design Guide SPD, like the work on the Stamford Hill Area Action Plan, captures the culmination of an extensive community engagement undertaken with thousands of local people and numerous community organisations over the course of the last seven years. This engagement has confirmed that a range of bespoke planning policies and design guidance for the Stamford Hill neighbourhood is necessary to respond to the needs of communities living in the neighbourhood whilst

maintaining the townscapes character and rich heritage which make this a popular neighbourhood to live and grow up in.

- 1.3. As the community consultation progressed it became clear that there was a clear need for greater clarity about the types of house extensions that would be appropriate in meeting the need for more living space and how they should be designed.
- 1.4. The Draft Stamford Hill Design Guide SPD provides this clear guidance that will facilitate extensions so families have the living space they need and achieves this in a way that respects the built character and design quality of the neighbourhood. In addition the SPD, provides the additional guidance on the implementation of the SPD.
- 1.5. I commend this report to the Cabinet.

2. Group Director's introduction

- 2.1. This report seeks Cabinet's approval to consult on the draft Stamford Hill Design Guide SPD under Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.2. The Draft Stamford Design Guide SPD sets out guidance for planning applicants on residential extensions. It will support the implementation of policies in the emerging Stamford Hill Area Action Plan which contains specific planning policies for Stamford Hill. The Stamford Hill Design Guide, once adopted, will be a material consideration in determining planning applications in Stamford Hill and will be a clear guidance for applicants with proposals to extend their homes in Stamford Hill.
- 2.3. The SPD does not create policies, rather it will 'supplement' those in the Stamford Hill Area Action Plan. The Stamford Hill Area Action Plan will need to be published and submitted to the Government for an Independent Examination before it can be adopted.
- 2.4. Consultation responses on the Draft Stamford Hill Design Guide SPD will be considered in finalising the guide.

3. Recommendations

- 3.1. **Cabinet is asked to:**
 - 1. Approve the draft Stamford Hill Design Guide Supplementary Planning Document (Appendix 1) for consultation.**
 - 2. Delegate authority to the Group Director, Climate, Homes and Economy to approve administrative alterations, graphical,**

typographical amendments, to improve cross referencing (e.g. para numbering, page numbering) ahead of consultation.

4. **Reason(s) for decision**

- 4.1. The Draft Stamford Hill Design Guide Supplementary Planning Document (2024) will support the implementation of the emerging Stamford Hill Area Plan.
- 4.2. Consultation and engagement with stakeholders and the public is integral to producing planning documents. Consultation on the draft Stamford Hill Design Guide SPD is required in accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and will help inform and influence the final version of the SPD.

5. **Details of alternative options considered and rejected**

- 5.1. The alternative is not to produce a Design Guide for Stamford Hill and rely on the adopted borough-wide Local Plan policies, the Stamford Hill AAP and the boroughwide Residential Extensions and Alterations SPD. This has been rejected as the Stamford Hill Design Guide is considered an essential tool to support implementation of planning policies for the Stamford Hill area.

6. **Background**

- 6.1. The Council is currently producing an Area Action Plan for Stamford Hill. In November 2021, the Cabinet approved a Draft Stamford Hill AAP for public consultation. This took place from December 2021 to February 2022. Following this consultation on a draft, the Stamford Hill AAP is now ready to be published and submitted to the Government for an examination. Approval of this is the subject of a separate report to Cabinet (26 February 2024). The Stamford Hill Design Guide is needed to support the effective implementation of the AAP.

Policy Context

- 6.2. The purpose of the Stamford Hill AAP is to provide detailed planning policies for Stamford Hill. Once adopted, it will sit alongside Hackney Local Plan LP33 and will, with the London Plan, form the statutory development plan. and the finalisation and adoption of the AAP is identified in the Council's Strategic Plan 2022-2026.
- 6.3. Policy AAP3 (Residential Extensions & Alterations) in the emerging Stamford Hill AAP sets out the policy governing housing extensions across the Stamford Hill area. The Draft Stamford Hill Design SPD will supplement this policy by providing more detailed design guidance for Policy AAP3 (Residential Extensions & Alterations) in the draft Stamford Hill AAP. It is

proposed that it is adopted as a supplementary planning document which will mean that it is a material consideration in assessing planning applications.

Draft Stamford Hill Design Guide

- 6.4. The Draft Stamford Hill Design Guide SPD is included as Appendix 1 to this report. It provides design guidance principally expanding on Policy AAP3 (Residential Extensions & Alterations) in the draft Stamford Hill AAP. It sets out how to extend some of the common house types across the Stamford Hill area in order to create larger homes and gives detailed advice on how to reconfigure dwellings in its appendix.
- 6.5. The Draft Stamford Hill Design Guide SPD responds to specific issues raised during consultation on the Area Action Plan which include:
 - The need for clearer design guidance on house extensions and alterations to provide more certainty on what is considered acceptable and where.
 - Feedback from consultees that the optimisation of layout (internal reconfiguration) within existing homes, whilst useful, was limited in its impact to create more needed space.
 - The suggestion that roof extensions can bring forward more additional space and should be enabled.
 - An aspiration to maintain and enhance the existing townscape character.
 - A desire for clarity on the appropriateness of extensions to social and community facilities within a residential setting.
- 6.6. The SPD responds to these issues and sets out an approach to simplify the process and allow applicants to easily determine the type of extensions that will be acceptable for their dwelling located in Stamford Hill. It sets out clear criteria that need to be met and includes a map showing the geographical areas where the Guide applies, which are termed 'identified streets'.
- 6.7. The Draft Stamford Hill Design Guide outlines the housing types that are more appropriate for roof extensions. Utilising a self assessment chart, applicants are directed to understand the types of roof extensions which will be suitable for their properties.
- 6.8. Applicants are directed to use the boroughwide *Residential Extensions and Alterations SPD* where they are not in an 'identified street', within a conservation area or listed buildings, or where the property is not one of the six common housing types included in the Guide.

- 6.9. The Design Guide supports roof extensions in a style that matches the existing building. Materials that need to match, include brick, render and windows.
- 6.10. Core design principles are set out, with the guidance covering scale & form, proportions, alignment, uniformity, sustainability.
- 6.11. The Draft Stamford Hill Design Guide SPD references optimisation of layout in the main document and signposts to the 2017 Stamford Hill Characterisation Study for further information.

Equality impact assessment

- 6.12. An Integrated Impact Assessment, which includes an Equalities Impact Assessment, was undertaken in support of the Stamford Hill Area Action Plan. The conclusions of this assessment have been considered that it has discharged its the public sector equality duty in the Equality Act 2010 by having due regard to:
- eliminating discrimination; harassment and victimisation,
 - advancing equality of opportunity between persons who share a protected characteristic and persons who do not share it; and
 - fostering good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.13. The draft Stamford Stamford Hill Design Guide SPD supplements the Area Action by providing specific design guidance and does not itself create new policies. There will not be any detrimental impact to groups with protected characteristics under the Equality Act 2010 caused by the adoption of this SPD, rather it works towards building a more inclusive society and environment.

Sustainability and climate change

- 6.14. The Draft Stamford Hill Design Guide SPD supplements the Local Plan and emerging Stamford Hill Area Action Plan and does not create new policies. A Sustainability Appraisal, which considers climate change, has already been undertaken as part of the Integrated Impact Assessment of the Local Plan and emerging Stamford Hill Area Action Plan. However, sustainability weaves through many of the objectives of the Draft Stamford Hill Design Guide Plan SPD, for example, the SPD encourages the reuse of the existing roofing materials (natural slate, tiles) wherever possible. This supports the objective to ‘mitigate climate change and reduce CO2 emissions.’

In addition, a key focus of the Draft Stamford Hill Design Guide SPD is on roof extensions. Where these are brought forward instead of basement and rear extensions, there is greater opportunity to create more space at ground

level for greenery, garden storage and outdoor activities. This aligns with the sustainability objectives 'to conserve and enhance green space and biodiversity' and 'to improve health in the local community and promote healthy lifestyles.'

Consultations

- 6.15. This draft Stamford Hill Design Guide SPD has been informed by consultation. A Cross Party Steering group and the Stamford Hill Community Panel, comprising local organisations and community representatives has informed the approach taken
- 6.16. The approaches underpinning the Stamford Hill Design Guide, were set out in the Draft Stamford Area Action Plan, 2021 (Extended Regulation 18 Consultation) and the Stamford Hill Extensions and Alterations Consolidated Evidence Base which was published alongside it. These were consulted on from December 2021 to February 2022.
- 6.17. Hard copies of the plan, summary documents, evidence base and questionnaires, with an additional hard copy questionnaire designed in consultation with the Interlink Foundation, were made available for viewing at prominent locations such as Stamford Hill, Stoke Newington and Hackney Central libraries. The Council also organised two outdoor in-person events and officers attended two virtual ward forums to provide an overview of the plan and address questions from residents. These efforts were undertaken to ensure that the consultation process was comprehensive, inclusive and accessible to all members of the Stamford Hill community.
- 6.18. A large number of responses were received to this consultation on the Area Action Plan :
- The Council received feedback from 1488 respondents
 - Through 'Common Place', an online engagement portal, 298 completed 'Quick Feedback' and a further 341 completed the full online questionnaire
 - 531 'Quick Feedback' forms and 204 full questionnaires were received in hard copy
 - 114 representations were received via emails.
- 6.19. The outcomes of the consultation, where they relate to the scope of the Draft Stamford Hill design Guide SPD were used to inform the draft Supplementary Planning document as outlined in paragraph 6.11 above.
- 6.20. Consultation on the Design Guide will take place in parallel with the Stamford Hill Area Action Plan (Publication Version), subject to Cabinet

approval of both. Any responses will be reviewed and used to inform the final draft SPD.

Risk assessment

- 6.21. A full risk assessment has been carried out as part of the project plan produced for the Draft Stamford Hill Design Guide SPD. The outcome of this has informed the 'reasons for decision' set out above.

Next Steps

- 6.22. Subject to approval of this SPD for consultation, the next steps in the production of the draft Stamford Hill Design Guide are outlined below:

Plan Making Stage	Dates
Cabinet approval	26 February 2024
Consultation on the draft SPD	Spring 2024
Final adoption (immediately after adoption of the Stamford Hill AAP)	Spring 2025

7. Comments of the Interim Group Director of Finance.

- 7.1. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, this report requests Cabinet authorisation to consult on the proposed Stamford Hill Design Guide SPD. The SPD supports the growing Stamford Hill Area Action Plan's policies by supporting applicants for residential extension plans. Once implemented, the Design Guide will provide a clear framework for residents wishing to expand their homes and will be an important factor in considering planning applications within Stamford Hill.
- 7.2. The Stamford Hill Design Guide Supplementary Planning Document (SPD) establishes a vision for the future development of Stamford Hill and provides specific planning policies to realise that vision. It is intended to function in tandem with the Local Plan (LP33), 2020, to provide particular planning recommendations for the area. The Design Guide is critical in assuring the implementation of policies within the Stamford Hill AAP. It provides clear and simple guidelines to residents who want to expand their homes while preserving the area's character and traditions.
- 7.3. The Design Guide, which was created after significant collaboration with local communities and organisations, addresses specific concerns raised during consultations. It satisfies the demand for clarity on appropriate house additions and their design. The draft Design Guide not only offers guidance but also facilitates the creation of family friendly spaces while respecting the

area's architectural identity. It also provides additional policy implementation guidance, which is critical to meeting the objectives.

7.4. Developing, publishing, and promoting the Design Guide requires resources, including staff time, expertise, costs for printing, distribution, and engagement activity which all have been covered within existing resources. While the Design Guide itself may not create new policies, it could influence development practices and applications. If the guidelines in the Design Guide call for certain design standards or materials that are more costly to implement, it could impact construction costs for developers and homeowners.

8. **Comments of the Acting Director of Legal, Democratic and Electoral Services**

8.1. The recommendations sought in Section 3 of this report are Key Decisions as they concern decision making that is likely to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the area of the Council.

8.2. Part 2, Article 13.5 of the Constitution authorises Cabinet to determine key decisions, such as the present matter that are significant in terms of its effects on communities living or working in an area comprising two or more wards in the area of the Council.

8.3. Cabinet is authorised to approve the recommendations in this report pursuant to the Mayor's Scheme of Delegation, the adoption/amendment of policies related to matters including the Local Development Framework are delegated to the Executive (i.e. Cabinet).

8.4. SPDs are described in Regulation 5 of the Town and Country (Local Planning) (England) Regulations 2012. They are documents prepared by a local authority that are not Local Plan documents. They are local development documents containing statements regarding matters including the development and use of land which the local planning authority wishes to encourage during any specified period and any environmental, social, design and economic objectives relevant to the attainment of the development and use of such land

- 8.5. The LPA must prepare SPDs in accordance with their statement of community involvement (section 19(3), Planning and Compulsory Purchase Act 2004). The statement of community involvement is a document which sets out a Local Planning Authority's policy for consulting and engaging with individuals, communities and other stakeholders, both in the preparation and revision of LDDs and in development control decisions (*section 18(2), PCPA 2004*).
- 8.6. Under Regulation 8 of the Town and Country (Local Planning) (England) Regulations 2012, any policies in a SPD must be consistent with the adopted development plan.
- 8.7. Part 5 of the Town and Country Planning Act (Local Planning) England Regulations 2012 sets out the regulations that must be adhered to when preparing an SPD. In summary, the regulations require that Local Planning Authorities;
- Allow any person to make representations about the SPD, make the document available for viewing, and set a date by which this must be received (being not less than 4 weeks).
 - Prepare a statement setting out who was consulted, a summary of the main issues, and how these issues have been addressed.
 - Prepare an adoption statement setting out the date on which the SPD was adopted, and that any person with sufficient interest may apply to the High Court for permission to apply for judicial review of that decision, no later than 3 months after the adoption date.
- 8.8. Once the Stamford Hill Design Guide SPD has been adopted as a Supplementary Planning Document and forms part of the Council's Local Plan, it will have material weight as a planning consideration when determinations are made with respect to planning applications

Appendices

Appendix 1 - Draft Stamford Hill Design Guide, February 2024

Background documents

None

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