



# **33 Hackney Grove, Hackney, London**

## **Heritage Statement**

Client: MR ANDY FAWCETT

AB Heritage Project No:60148

Date: 02/11/2017

GLHER Data Licence Number: 13577

## 33 Hackney Grove, Hackney, London

### Heritage Statement

<b>Client</b>	<b>Mr Andy Fawcett</b>
<b>Project Number</b>	<b>60148</b>
<b>Prepared By</b>	<b>Mark Harrison</b>
<b>Illustrated By</b>	<b>Pighill Illustrations</b>
<b>Approved By</b>	<b>Daniel Dodds</b>
<b>GLHER Data Licence Number</b>	<b>13577</b>

Rev Number	Description	Undertaken	Approved	Date
1.0	Draft	MH	DD	29/09/17
2.0	Final	MH	DD	2/11/17

This document has been prepared in accordance with AB Heritage standard operating procedures. It remains confidential and the copyright of AB Heritage Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited

**Enquiries To:**

AB Heritage Limited (Head Office)

Jarrow Business Centre, Rolling Mill Road

Jarrow, South Tyneside, NE32 3DT

Email: [info@abheritage.co.uk](mailto:info@abheritage.co.uk)

Tel: 03333 440 206



## CONTENTS

1.	Introduction.....	4
1.1	Project Background .....	4
1.2	Statutory Designations.....	4
1.3	Site Location & Description.....	4
1.4	Proposed Development .....	4
2.	Aims & Methodology .....	6
2.1	Aims.....	6
2.2	Data Collation .....	6
2.3	Assessment of the Cultural Heritage Resource .....	7
2.4	Impact Assessment Criteria.....	8
2.5	Limitations .....	9
3.	Heritage Review Of Site .....	11
3.1	Historic Development of Site .....	11
3.2	Description and Setting of 33 Hackney Grove .....	13
3.3	Significance of Number 33 Hackney Grove .....	16
3.4	Significance of Mare Street Conservation Area .....	16
4.	Impact Assessment & Recommendations .....	17
4.1	Predicted Impact of Proposed Development .....	17
4.2	Conclusions .....	17
4.3	Outline Recommendations .....	18
5.	References .....	19
5.1	Documentary & Cartographic Sources .....	19
5.2	Online Sources .....	19
	Introduction .....	21
	Statutory Protection for Heritage Assets.....	21
	National Planning Policy .....	21
	Local Planning Policy.....	22

## FIGURES

- Figure 1 Site Location Map  
Figure 2 Cultural Heritage Map  
Figure 3 Proposed Development Plan

## PLATES

- Plate 1 John Rocque's Map of London, 1745.  
Plate 2 OS Six-Inch Essex LXXIII, 1873.  
Plate 3 Homerton, London County Council Bomb Damage Map, 2015.

## PHOTOS

- Photo 1 Looking south-west at 33 Hackney Grove  
Photo 2 Looking south-east at the northern elevation of 33 Hackney Grove. Note the brick repair between the window reveal and parapet.  
Photo 3 Looking south-west along Hackney Grove from near the northern entrance. 33 Hackney Grove is on the right. A modern development (left) is overbearing on the setting.  
Photo 4 View from the northern entrance to Hackney Grove. Looking north-east onto Town Hall Square (right), Town Hall (left) and a War Memorial (centre).

## APPENDICES

- Appendix 1 Planning Policy ..... 21

## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Mr Andy Fawcett to produce a Heritage Statement to cover a proposed development at the Grade II-listed 33 Hackney Grove, Hackney, London, E8 3NR (National Heritage List for England (NHLE) List Entry ref. 1265682).
- 1.1.2 This report will form part of a planning application for a single residential development with associated access, planting and utilities/services.

### 1.2 Statutory Designations

- 1.2.1 33 Hackney Grove was first listed as Grade II on 4<sup>th</sup> February 1975. There have been no amendments to the listing.
- 1.2.2 The building was listed for its architectural merit. The listing details are: 'Early C19 house of 2 storeys, attic and basement, 2 windows, half of a pair, the other half removed. Tiled mansard with dormers. Stock brick with parapet front. Gauged flat brick arches to replaced sash windows with vertical bars, that on ground floor with projecting cill on console brackets. Stucco-lined reveals. Flush door and radial fanlight in wood Doric porch with fluted columns' (Historic England, 2017).
- 1.2.3 The property is located in the Mare Street Conservation Area. The Mare Street Conservation Area was designated in 2000, and was listed because 'it is one of the earliest routes through Hackney [and] contains many fine Edwardian buildings' (London Borough of Hackney, 2017).

### 1.3 Site Location & Description

- 1.3.1 The proposed development site comprises land at 33 Hackney Grove, Hackney, London, E8 1DS. The development site is centred on National Grid Reference (NGR) TQ 34874 84637. The site covers an area of approximately 400 sq. metres.
- 1.3.2 The property is at the end of a Victorian terrace. The property faces east on to Hackney Grove, which runs on a north-east to south-west axis between Reading Lane and Richmond Road.
- 1.3.3 The Town Hall Square on Mare Street outside the London Borough of Hackney Council building is c. 75m north-east of the site.

### 1.4 Proposed Development

- 1.4.1 The proposal is for a single, self-contained infill residential development between 33 Hackney Grove and the rear of a modern apartment building on Reading Lane.
- 1.4.2 The development is proposed to be three-storeys high. The proposal will require excavation of the existing plot to accommodate a lower ground floor.
- 1.4.3 Entrance to the property would be from the Lower Ground Floor, with a stairwell down from the street level of Hackney Grove. The Lower Ground Floor would have a footprint of

approximately 33.4 sq. m. and comprise an entrance way, W.C., living room and kitchen/diner.

- 1.4.4 The scheme includes an internal staircase to the ground and first floors, which are both approximately 20 sq. m. in size. The ground floor is to contain a double bedroom only and the second floor a double bedroom with en-suite.
- 1.4.5 The new development is proposed to abut the northern elevation of 33 Hackney Grove.
- 1.4.6 The lower portion of the chimneys on the northern elevation of 33 Hackney Grove will be removed to accommodate the new development. Parts of the chimney, including the stack, higher than the parapet of the new development (at approximately 6.95m above street level) will be supported and retained.
- 1.4.7 The building is designed to be at a height of approximately 8.5m. This equates to a height of 6.95m above street level on Hackney Grove. The height of the new development is expected to be approximately 1.5m below the parapet height of 33 Hackney Grove.
- 1.4.8 The proposed development is to be self-contained and independent of no. 33. There will be no internal access between the two properties.
- 1.4.9 The new building will be of steel-frame construction. The front and rear elevations will be mostly glazed, with full height panes of glass framed with zinc. The façade will be clad with a standing seam zinc. The rear elevation will additionally include timber louver panels. The side elevation will be coated with white render. The development is proposed to have a flat roof.

## 2. AIMS & METHODOLOGY

### 2.1 Aims

- 2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

*'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Data Collation

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).

- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

- 2.2.3 The Greater London Historic Environment Record (GLHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 13577. For reporting purposes, the GLHER reference numbers have been used.

- 2.2.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record;
- Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, particularly the National Heritage List for England;

- A site visit was undertaken by Chloe Smith, Heritage Consultant, AB Heritage on 21<sup>st</sup> September 2017. During the site visit, an inspection of the building was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed using a DSLR Nikon D3300 24.2 Megapixel, 18-55mm lens camera, with tripod where necessary. A selective capture method with single shot image capture using a 23.5 x 15.6mm CMOS sensor was used. The images included a photographic scale where appropriate.

#### 2.2.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

### 2.3 Assessment of the Cultural Heritage Resource

#### 2.3.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.3.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.4 Impact Assessment Criteria

- 2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.4.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a feature's physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## 2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Mr Andy Fawcett, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (September 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.5.4 No intrusive investigation of the historic fabric of the building was undertaken by AB Heritage as part of this report.

### 3. HERITAGE REVIEW OF SITE

#### 3.1 Historic Development of Site

- 3.1.1 Hackney Village is first recorded in Ogilvy's 1672 map of Middlesex. Hackney developed as a rural settlement within easy travelling distance of London, c. 6.2km south-west.
- 3.1.2 Hackney Grove follows the route of a historic footpath connecting the centre of Hackney Village to London Fields, c. 500m south-west. The path can be seen on John Rocque's 1745 map (Plate 1).

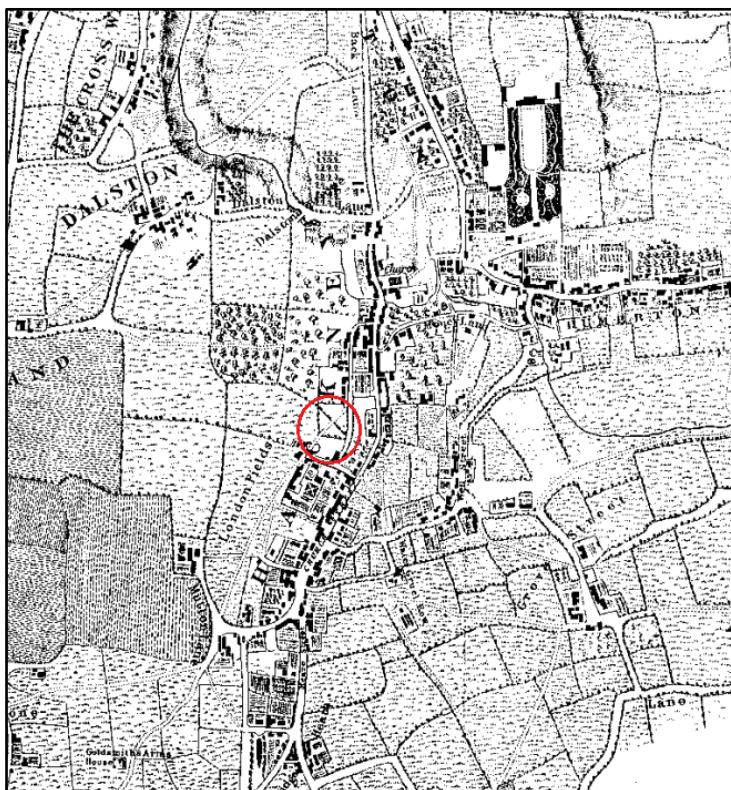


Plate 1. John Rocque's Map of London, 1745.

- 3.1.3 On Laurie and Whittle's 1810 map (not shown), there is an area marked 'Grove', which is the location of the current Town Hall Square, c. 75m north-east of the development site. This shows that Hackney Grove has been a key pedestrian route between London Fields and Hackney Village for over 200 years.
- 3.1.4 On the OS Six-Inch Essex LXXIII, published in 1873 (Plate 2), urban sprawl of Greater London has evidently subsumed Hackney. The site of 33 Hackney Grove can be seen in situ with its east facing position rather than parallel to the path like other properties on Hackney Grove. There is no adjoining building to the south.
- 3.1.5 The Great Eastern Railway, built in 1872, which linked Norwich to London Liverpool Street, overpasses Hackney Grove c. 220m to the south-west of the site.



Plate 2. OS Six-Inch Essex LXXIII, 1873.

- 3.1.6 The OS Six-Inch London VII.NE, published in 1894 (not depicted), shows a terrace of houses with 33 Hackney Grove in the middle.
- 3.1.7 The Town Hall was built in 1937 c. 50m north of the site, fronting onto Town Hall Square.
- 3.1.8 The OS 1:2,500, published in 1951 (not depicted), shows the removal of adjacent properties to the north of 33 Hackney Grove, leaving it as an end-terrace, as it remains currently. There is evidence that the adjoining property was irreparably damaged during World War Two bombing as depicted in Bomb Damage Maps (London County Council, Plate 3).
- 3.1.9 New properties have been built to the rear of Hackney Grove reducing the back plots of the housing.

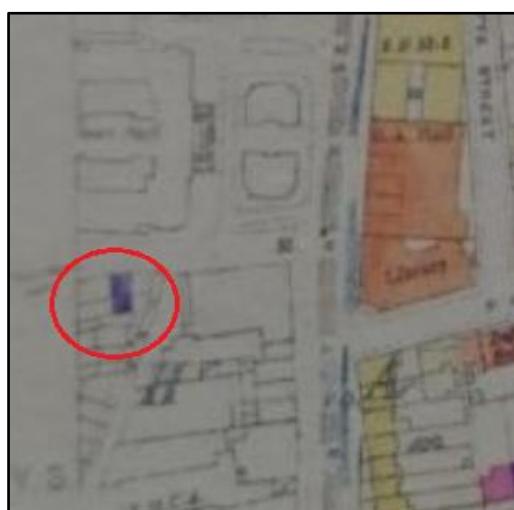


Plate 3. Hackney Grove, London County Council Bomb Damage Map, 2015

### 3.2 Description and Setting of 33 Hackney Grove

- 3.2.1 The property has four storeys, including a basement and an attic (as shown in Photo 1). The attic is a formed of a tiled mansard structure with two dormer windows. There is a porch with fluted Doric columns and a radial fanlight above the door. There are three sash windows to the front elevation with stucco reveals.



**Photo 1. Looking south-west at 33 Hackney Grove**

- 3.2.2 There is a rendered finish to the north elevation (as shown in Photo 2), which would historically have been a party wall with the neighbouring property.
- 3.2.3 Significant repairs have been made to the original masonry. These are particularly noticeable above the windows on the rear elevation. Although a similar brick to the original has been used, it contrasts sharply to the original weathered masonry.
- 3.2.4 The land around 33 Hackney Grove, including the proposed development site, is paved and is used as a garden and parking for no. 33.
- 3.2.5 Number 33 Hackney Grove forms part of a Victorian Street, fronting onto Hackney Grove. The street is formed of six Victorian-style residential houses setback from Hackney Grove. The houses are between two three and storeys and single-fronted.
- 3.2.6 Number 33 Hackney Grove, is within a predominantly residential setting within an urban environment. The setting contains the Victorian houses on the west Hackney Grove, while the east side is dominated by modern development (see Photo 3).
- 3.2.7 Part of the terrace north of no.33 has been removed and replaced by a modern residential building c.7m north of the development site.

- 3.2.8 On the opposite side of Hackney Grove, c. 7m from the development site, a modern three-storey development which contains a mixture of commercial and public services has been built up to the lane on Hackney Grove, overshadowing the Victorian houses, including no.33.
- 3.2.9 The northern entrance to Hackney Grove opens onto Town Hall Square and the Town Hall itself. There is a degree of intervisibility between the Victorian street and these assets.
- 3.2.10 Overall the site is compact with very restricted views apart from those along Hackney Grove to the north and south.
- 3.2.11 The Hackney UDP considers that Hackney Grove would '*be enhanced by resurfacing and encouraging development of vacant sites, notably Nos. 21 and 35 [the proposed development site]*' (London Borough of Hackney, 1995).



**Photo 2. Looking south-east at the northern elevation of 33 Hackney Grove.  
Note the brick repair between the window reveal and parapet.**



**Photo 3.** Looking south-west along Hackney Grove from near the northern entrance. Number 33 Hackney Grove is on the right.



**Photo 4.** View from the northern entrance to Hackney Grove. Looking north-east onto Town Hall Square (right), Town Hall (left) and a War Memorial (centre).

### 3.3 Significance of Number 33 Hackney Grove

- 3.3.1 Number 33 Hackney Grove is a 19<sup>th</sup> Century Grade II-Listed Victorian terraced house (NHLE 1265682). It is a well-preserved example of typical domestic architecture, particularly in London. As a Grade II-Listed building 33 Hackney Grove is considered to be a heritage asset of Regional importance (in line with Table 1).

### 3.4 Significance of Mare Street Conservation Area

- 3.4.1 Mare Street Conservation Area is an attractive combination of high quality architecture and important public buildings and spaces. It is characterised by the historical centre of Hackney including the Town Hall, Town Hall Square and the Grade II\*-Listed Hackney Empire building, approximately 120m north-east of the proposed development site (London Borough of Hackney, 2000).
- 3.4.2 As a sub-area Hackney Grove is characterised as having ‘a strong ‘grove’ quality, and sense of being a quiet and ancient path, culminating in a dramatic sense of arrival at Town Hall Square. The route of the path cutting diagonally through the urban grain and connecting to London Fields is an important space in this part of Hackney’ (London Borough of Hackney, 2000).
- 3.4.3 Mare Street Conservation Area contains ‘very important buildings’ and can therefore be deemed to be of National importance (in line with Table 1).
- 3.4.4 Number 33 Hackney Grove is considered to beneficially contribute to the significance of the Conservation Area to a slight degree. This is because number 33 Hackney Grove is a good example of a quality Victorian domestic architecture, surviving on a well-maintained street of similar building types. The main focus of interest within the Conservation is the high profile public buildings such as the Hackney Empire (Grade II\* Listed) and the Town Hall (Grade II Listed).
- 3.4.5 Policy ST2 in the Hackney Unitary Development Plan (UDP) states that ‘the council will seek to ensure that all new development will be in keeping with, or enhance, the local character of established areas of townscape’ (London Borough of Hackney, 1995).

## 4. IMPACT ASSESSMENT & RECOMMENDATIONS

### 4.1 Predicted Impact of Proposed Development

- 4.1.1 It is considered that due to the requirement to physically tie the proposed building to the existing building, the proposed development will have a direct Low adverse magnitude of impact to the fabric of number 33 Hackney Grove. This will result in '*a slight alteration to a small proportion of the heritage resource*'. In line with Table 3, this results, at worst, in a Minor significance of effect.
- 4.1.2 It is proposed that the lower portion of the chimneys of 33 Hackney Grove are removed in order to facilitate the abutting of the new property. The chimneys will be supported and retained above the parapet height of the proposed development. There will be a direct Low adverse magnitude of impact (in line with Table 2) to the chimneys of 33 Hackney Grove. This is due to a slight alteration to the structure. This results in a Minor significance of effects in line with Table 3.
- 4.1.3 The proposed development will abut 33 Hackney Grove. Historically, number 33 had a property adjoining the northern elevation as part of the former Victorian street. The redevelopment of this site is encouraged in the Mare Street Conservation Area Appraisal for Hackney Grove (London Borough of Hackney, 2000). The reinstatement of the street front is considered to be beneficial to a medium degree, to the Conservation Area and Hackney Grove.
- 4.1.4 The scale and proportions of the proposed development is deemed to be appropriate to the setting and is in line with Policy EQ14 in the Hackney UDP, which states that development '*should not upset the scale or proportions of the buildings or adversely affect the character, appearance or setting of neighbouring buildings*' (London Borough of Hackney, 1995). It is therefore considered that the scale and proportion of the proposal has a Negligible magnitude of impact (in line with Table 2) on the setting of Number 33 Hackney Grove. This results in a Neutral significance of effect (in line with Table 3).
- 4.1.5 The proposed development is located within Mare Street Conservation Area, but is deemed to have little appreciable impact on significant buildings or settings within the Conservation Area as a whole (e.g. Hackney Empire and Town Hall Square). This is because number 33 Hackney Grove is set back from the street and has very restricted views in any direction except for along Hackney Grove. Therefore, in line with Table 2, it is considered that the proposed development will have negligible impact upon the setting of the Conservation Area. This results in a Minor significance of effects in line with Table 3.

### 4.2 Conclusions

- 4.2.1 The proposal is for a single, self-contained infill residential development between 33 Hackney Grove and the rear of a modern apartment building, on the corner of Reading Lane.
- 4.2.2 The setting of 33 Hackney Grove is a combination of Victorian residential dwellings and large-scale modern developments. The character comprises mixed building uses, materials and architectural styles.

4.2.3 The Hackney UDP considers that Hackney Grove would '*be enhanced by resurfacing and encouraging development of vacant sites, notably Nos. 21 and 35 [the proposed development site]*' (London Borough of Hackney, 1995).

4.2.4 The identified impacts of the proposed development are:

- A direct Low adverse magnitude of impact to the fabric of number 33 Hackney Grove
- The reinstatement of the street front is considered to be beneficial to a Medium degree, to the Conservation Area and Hackney Grove and therefore a Negligible magnitude of impact on the setting of Number 33 Hackney Grove
- A Negligible impact upon the setting of the Conservation Area

4.2.5 Overall it is considered that the proposed development will have a Minor significance of effects, which is considered to be less than significant.

### **4.3 Outline Recommendations**

4.3.1 No further action is recommended for this site.

4.3.2 All recommendations are subject to the approval of the local planning authority.

## 5. REFERENCES

### 5.1 Documentary & Cartographic Sources

- Historic England, 2015, Photographing Historic Buildings Notes 2015
- Ward, L., 2015. London County Council Bomb Damage Maps.

### 5.2 Online Sources

- Ancient Monuments and Archaeological Areas Act 1979  
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment [http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA\\_2.pdf](http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf)
- Chartered Institute for Archaeologists Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures  
[http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings\\_1.pdf](http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings_1.pdf)
- Grid Reference Finder, 2016 <http://www.gridreferencefinder.com/>
- Heritage Gateway, 2016 <http://www.heritagetateway.org.uk/Gateway/Results.aspx>
- Historic England, 2016, Understanding Historic Buildings, A Guide to Good Recording Practice <https://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf/>
- Historic England, 2015, The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>
- Historic England, 2008 Conservation Principles, Policies & Guidance  
<https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>.
- London Borough of Hackney, 1995. Hackney Unitary Development Plan.  
<https://www.hackney.gov.uk/Assets/Documents/ep-udp.pdf>
- London Borough of Hackney, 2000. Mare Street Conservation Area Appraisal.  
<https://www.hackney.gov.uk/mare-street-ca>
- National Library for Scotland. Maps. <https://www.nls.uk/collections/maps>
- National Planning Policy Framework  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
- Planning (Listed Buildings and Conservation Areas) Act, 1990  
[http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga\\_19900009\\_en.pdf](http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf)

## Appendices

## Appendix 1      Planning Policy

### Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

### Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to our within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

### National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

## **Local Planning Policy**

### **Hackney Unitary Development Plan (UDP)**

*The Council will seek good design and solutions which both preserve or enhance historic buildings and areas and facilitate the expression of the social, economic and cultural traditions of ethnic minority communities in the Borough.*

*The Council will seek to ensure that all new development will be in keeping with, or enhance, the local character of established areas of townscape.*

### **Hackney UDP Policies:**

#### **EQ11 Conservation Area Guidance**

The council will formulate positive schemes for the preservation and enhancement of designated Conservation Areas on a progressive basis as staff resources permit.

The Council is required under the terms of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to produce schemes for the preservation and enhancement of its conservation areas. Not all parts of all conservation areas within the Borough contribute positively to the characteristics on which their designation was justified. Many contain unsympathetic or poorly-scaled recent development and vacant land; some have poor street environments ‘clutter’ such as unauthorised advertisements, and some contain buildings of historic or architectural merit which have become dilapidated. As and when staff resources permit, the Council will draw up scheme to address these shortcomings, in consultation with local residents, business and interested local and national organisations.

English Heritage can be an important source of funding in Conservation Areas and their current method of distributing grants is the Conservation Area Partnership scheme. Where resources can be identified the Council, together with other funding organisations, will seek to promote such schemes in cooperation with English Heritage.

#### **EQ12 Protection of Conservation Areas**

The council will only normally permit development proposals within, adjacent to, or affecting a Conservation Area which would preserve or enhance its character or appearance.

Any development proposals in Conservation Areas will be expected to preserve or enhance the special architectural or historic interest of the character, or appearance of the Conservation Area.

This includes proposals for demolition, partial demolition, alterations and extensions, telecommunications equipment and environmental works. Works to trees and the installation of advertisements will also be carefully considered to ensure that the character and appearance of a Conservation Area are not harmed.

The Council will consider seeking direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 to restrict permitted development right should these constitute a significant threat to the character of the Conservation Area.

The successful integration of new developments and alterations or extensions to buildings is to some extent dependent on detailing such as materials, colour and vertical or horizontal emphasis as well as bulk, height and overall massing. As such the Council will not, normally, accept outline applications in Conservation Areas.

The impact of new developments which are adjacent to or nearby Conservation Areas can only be assessed on a case by case basis having regard to the nature of the proposal and the character of the particular Conservation Area. Tall buildings, for example, might affect the setting of important street scenes when viewed from within the Conservation Area. A new development or proposed change of use, within or close to a Conservation Area which would draw significant additional traffic through or into the Conservation Area could also have an adverse impact on its character.

#### **EQ14 Alterations and Extensions of Buildings in Conservation Areas**

The Council will permit proposals for alterations and extensions to buildings in Conservation Areas where they comply with policies EQ1, 5, 6, 7, 11 and 12; and

- a) Where they preserve or enhance the character or appearance of the area: they should normally be confined to the rear or least important facades and should not upset the scale or proportions of the buildings or adversely affect the character, appearance or setting of neighbouring buildings
- b) They preserve (or, where missing, reinstate) characteristic features such as doors, windows, roof details (e.g. chimneys, chimney pots, roof line and pitch) and party wall upstands even where these elements may be redundant.

When considering proposals for altering or extending buildings in a Conservation Area, the Council will pay special attention to the desirability or preserving or enhancing the character or appearance of the area. Views from surrounding buildings and other areas, in addition to street level views may also be important.

The removal of traditional features (which may require Conservation Area consent) will normally be resisted as will inappropriate non-traditional materials that do not respect the character of the area.

### **EQ17 Alterations to Listed Buildings**

The Council will, normally, require that any material alterations to a listed building or within its curtilage should:

- a) Not be detrimental to the special interest of the building and harmonise with the period, style, materials and detailing of the building.
- b) Wherever possible, retain and repair existing features, or, if missing, replace them in a sympathetic manner.
- c) Not harm the structural integrity of the building or that of adjoining buildings or structures.
- d) Be carefully supervised and professionally executed, using specialist labour where appropriate.
- e) Where possible, respect and preserve the integrity of the original plan form.
- f) Where extensions are proposed, relate sensitively to the original building and not adversely affect the internal or external appearance of the building or its setting.
- g) Where they exist, retain roof structures of intrinsic architectural or historic interest.
- h) Accord with other policies in the Plan, particularly EQ1, 5, 6 and 14.

The value of many historic buildings does not just relate to their superficial appearance but also derives from the special internal fabric and features (e.g. panelling and fire surrounds). The Council is obliged to control and proposed works which may damage the irreplaceable and unique aspects of historic structures and therefore limit works (including works to satisfy structural, safety or public health requirements) to those which are strictly necessary to extend the life of the building. All proposed works should be shown in planning and listed building consent applications and any matter that might be the subject of control under other legislation or by any other authority should be resolved or be capable of resolution in a satisfactory manner.

### **EQ18 Setting of Listed Buildings**

The Council will normally not permit any development which adversely affects the setting of a listed building.

Unsympathetic development may seriously detract from the appearance and/or setting of a listed building.

### **ST2**

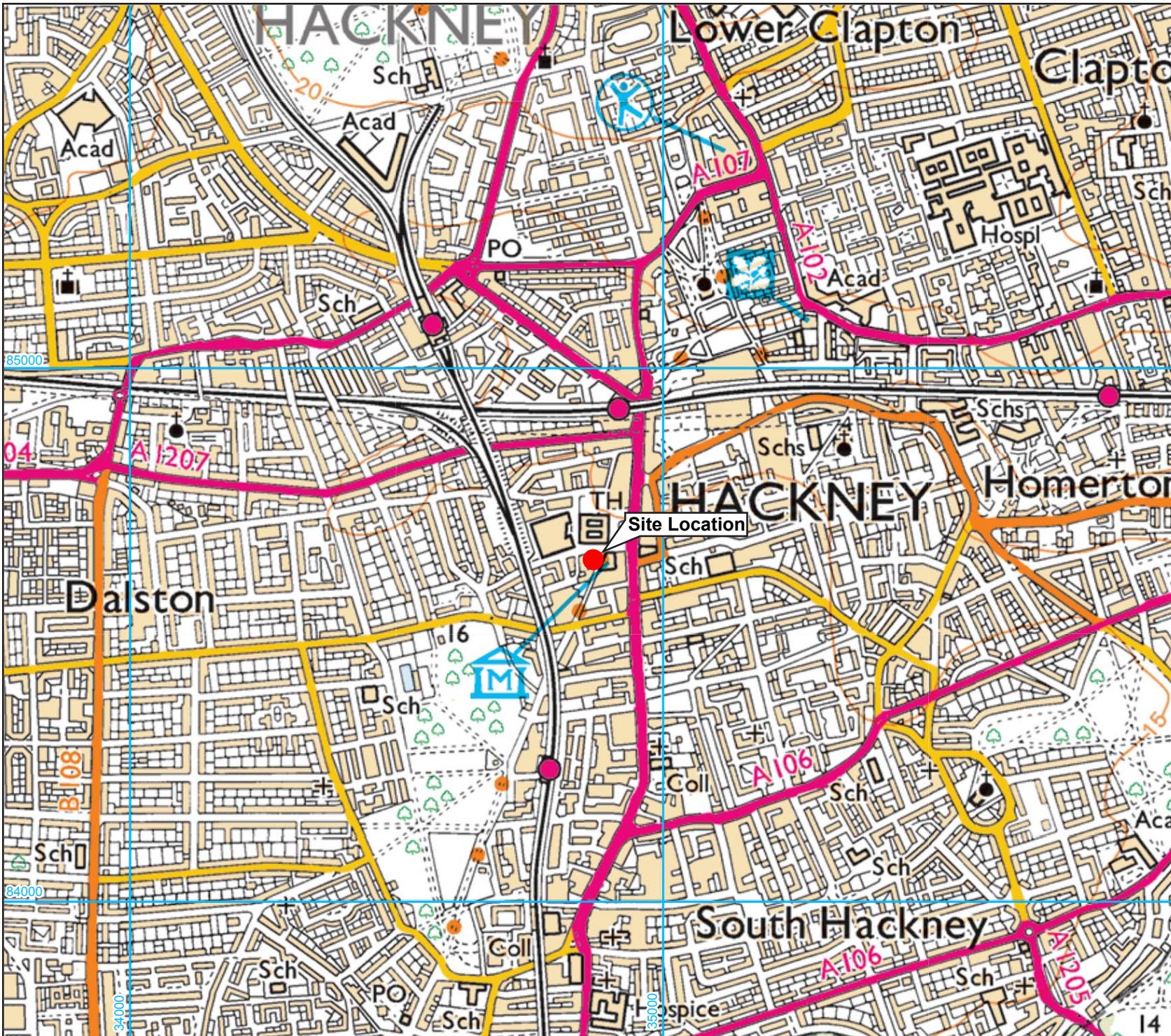
The council will seek to ensure that all new development will be in keeping with, or enhance, the local character of established areas of townscape.

14. The Borough contains streets which date from different periods and which were developed in different ways, for example medieval village streets and Victorian terraces. This is still reflected in the surviving street form, and therefore houses and streets are varied in character. The local character of an area can be assessed by reference to such criteria as design characteristics, density of development, streetscape, plot form, roofscape, urban grain, materials, historic character, boundaries,

landscaping and street furniture. In some streets and areas these elements are very consistent presenting a coherent character whilst others present a more varied appearance due to the pattern of development over different periods, changing architectural styles and social change. New development need not slavishly conform to what exists, however, it should respect the character of the local townscape as established by reference to the above criteria.

#### **Mare Street Conservation Area Appraisal - Hackney Grove**

*This has a strong 'grove' quality, and sense of being a quiet and ancient path, culminating in a dramatic sense of arrival at Town Hall Square. The route of the path cutting diagonally through the urban grain and connecting to London Fields is an important space in this part of Hackney, and part of the historic 'Market Porters Route. Hackney Grove is still heavily used by pedestrians and cyclists. The historic nature of this path, and the cut that it makes through the urban fabric should be enhanced by resurfacing and encouraging development of vacant sites, notably Nos. 21 and 35. This is an excellent group of three and four storey C19th town house formed by Nos. 25 and 33 at the Town Hall end of the Grove. The rears of these properties are interesting and development should be resisted. No.25 is a four storey early C19th house, with a particularly fine door, fanlight and set of railings. No. 25 and 27, No. 33, and the front wall of No. 25 are all Grade 2 listed.*



KEY

## Site Location

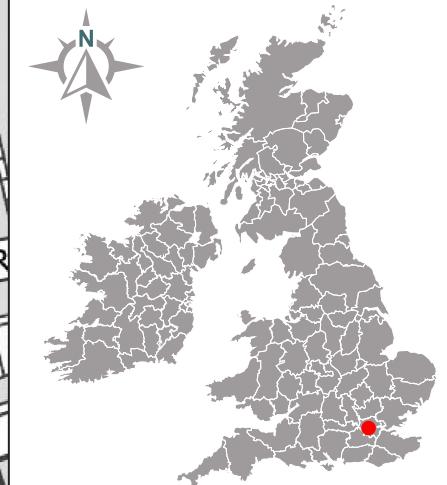


Figure 1: Site Location

Project: 33 Hackney Grove

Date:25/09/17 Job No: 60148

Drawn by: PL Approved by:



#### KEY

- Site Location
- Search Area (250m)
- Monument
- ▲ Listed Building
- ★ Archaeological Event
- Mare Street / Westgate Street Triangle Archaeological Priority Area
- Mare Street Conservation Area

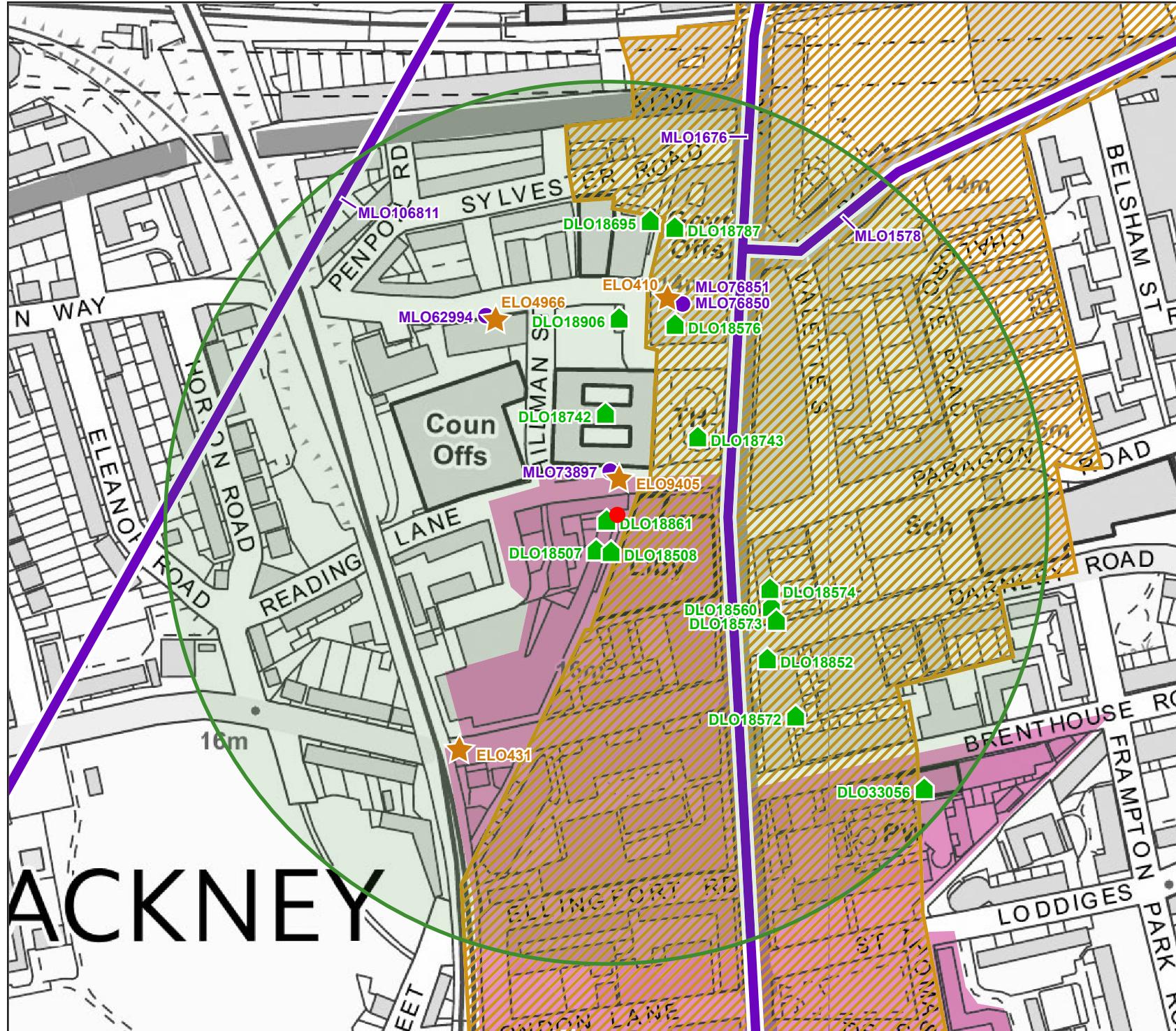
0 150m  
1:3000

Figure 1: Site Location

Project: 33 Hackney Grove

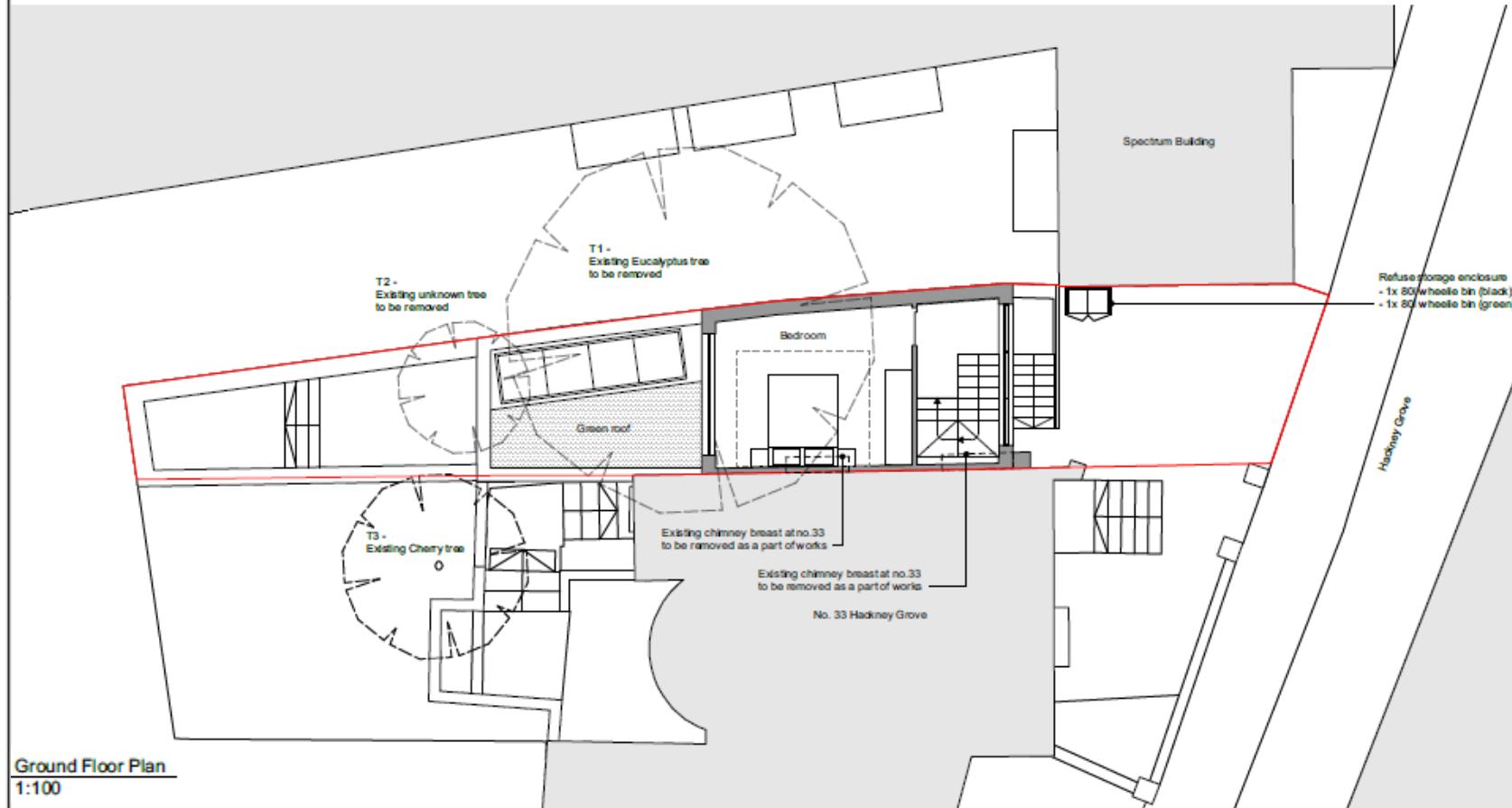
Date: 25/09/17 Job No: 60148

Drawn by: PL Approved by:





<b>KEY</b>	
	Site Location
	1m
	1:20
<b>Figure 3: Proposed Plan</b>	
Project: 33 Hackney Grove	
Date: 25/09/17	Job No: 60148
Drawn by:	Approved by:





**AB Heritage Limited (Head Office)**  
**Jarrow Business Centre, Rolling Mill**  
**Road, Jarrow, South Tyneside, NE32 3DT**  
**Tel: 03333 440 206**  
**e-mail: [info@abheritage.co.uk](mailto:info@abheritage.co.uk)**