

**Delegated report – Source of delegation NH232 (Neighbourhoods and Housing) for applications and decisions that are non-committee items**

<b>Address:</b> 338 Kingsland Road, Hackney, London, E8 4DA			
<b>Date of Visit:</b> March to April 2020		<b>Reference No:</b> 2021/1020 (Full) and 2020/3749 (LBC)	
<b>Case Officer:</b> Louise Prew		<b>Ward:</b> London Fields	
<b>Locally/Listed Building:</b> Yes, 318 -346 Kingsland Road, Grade II		<b>Conservation Area:</b> Kingsland	
<b>Consultation Check:</b>		<b>Officer Initial:</b>	<b>Date:</b>
Yes	No	LP	27/09/2020 30/03/2021
<b>Proposal:</b> Refurbishment and alteration of terraced townhouse including a new dormer window to rear roof and alteration to fenestration on rear elevation (LBC) Erection of a dormer window in rear roof slope and other external alterations to fenestration (Full)			
<b>Site Description:</b> The site is located on the eastern side of Kingsland Road. The building forms one of a row of Grade II listed former houses each of four storeys tall. The building is Grade II listed and described as "All that remains of a long, shallow, crescent-shaped early C19 terrace on a grand scale. Each house 3 storeys, attic and basement, dormers. Gauged flat window arches on 1st and 2nd floors. Gauged round brick arches to ground floor windows and to doors. Dormers mostly altered. Sash windows mostly altered worthy of restoration."			
It is located within Kingsland Conservation Area.			
<b>Development Constraints North:</b> Mixed use		<b>Development Constraints East:</b> Mixed use	
<b>Development Constraints South:</b> Mixed use		<b>Development Constraints West:</b> Mixed use	
<b>Photos of Site &amp; Surroundings:</b>			
			
			
			
<b>Relevant History:</b>			
2016/0489: Erection of five-storey rear extension between lower ground and roof level. Alterations to existing mansard roof including raising ridge height and enlarging front and rear residential units. In association with Listed Building application 2016/0504. Withdrawn			
2014/2845: Alterations to the listed building in relation to the change of use of the building to a single dwelling house (use class C3). Grant 19/03/2015			
2004/1107: External and Internal alterations comprising replacement windows at lower ground floor level, repositioning internal walls at lower ground and ground floors, and creation with the erection of two storey building to the rear to create 2x B1 studio units. Grant 03/12/2004			
<b>Enforcement history</b>			
2019/0343/ENF: Removal of dormer window of a listed building without permission. Open			
<b>Pre-application history</b>			
2020/0616/PA - The larger proposed mansard was not acceptable in principle			
<b>Neighbour Consultations/Responses:</b>			
19 neighbours were consulted, a site notice was erected and a notice placed in the local newspaper; no responses have been received at the time of writing this report.			
<b>Consultations (Internal):</b>			
CUDS: Approve with conditions			
<b>Consultations (External):</b>			
Historic England: You are hereby authorised to determine the application for listed building consent referred to above as you think fit.			
Transport for London: having assessed the proposals, I can confirm that TfL has no strategic transport comments to make on this planning application. If the development is permitted			
Kingsland CAAC: We have no objection in principle. We would support the objectives set out in the pre-planning advice and hope for close supervision by Conservation Officers. Historic England: We have no objection in principle. We would support the objectives set out in the pre-planning advice and hope for close supervision by Conservation Officers. Hackney Council: We have no objection in principle. We would support the objectives set out in the pre-planning advice and hope for close supervision by Conservation Officers.			

statement which we would expect for a Grade II listed building. Also the full landscape plan and method statement which are recommended in the pre-app advice are lacking. We qi over 6 arrangement of panes would give better heritage gain. The replacement foul air pipe appears to fall short, finishing at the bottom of one of the dormer windows.

*Officer's response: The documents were provided within the LBC application. The development has been assessed by the council's conservation officer and additional details will b*

**Policy:**

<b>Development Plan</b>	<b>London Plan 2021:</b>	HC1 Heritage conservation and growth D3 Optimising site capacity through the design led approach D6 Housing quality and standards
	<b>Hackney A Place for Everyone Hackney Local Plan 2033 (2020)</b>	LP1 Design Quality and Local Character LP2 Development and Amenity LP3 Designated heritage assets
	<b>SPD</b>	Kingsland Conservation Area Appraisal
<b>National Guidance</b>		National Planning Policy Framework 2021 Planning Policy Guidance

**Assessment and Reasons:**

**Background**

The building is currently subject to unauthorised works. This includes the strip out of the upper ground floor rooms and the existing mansard. The mansard has been left in a precarious window surrounds of the dormer. As a temporary measure this should be made watertight to prevent further damage to the structure. The proposals have undergone pre-application involve considerable repairs of the Listed building and include the replastering using a standard hydraulic lime, reinstatement of the cornice to the ground floor front room.

**Listed building considerations**

**1st and 2nd Floor**

The proposed alterations to the 1st and 2nd floors are considered acceptable.

**Mansard**

The mansard is being repaired and additional insulation installed.

The principle of the installation of an additional rear dormer is considered acceptable. This will allow additional light to the stairs and also ensure symmetry to the rear windows.

**Internal Doors: Throughout**

The majority of doors are not original and therefore the principle of the replacement is considered acceptable. Further details of this are needed and should be conditioned.

**Rear Garden**

The proposal is for the garden to be reduced in size. This is unfortunate but it is clear that there are already multiple users of the garden and so the provision of private amenity space

**Sash window**

The proposed sash window is not considered acceptable. The use of horns on a property of this age is incorrect. Scale drawings of the proposed window are needed; the proposed

The removal of the window bars is welcomed

**Soil Vent Pipes etc to rear**

The replacement of the currently unauthorised UPVC soil vent pipes and replacement with cast iron is welcomed.

As above, conditions will be attached to the listed building consent as recommended.

**Design and conservation**

The proposed alterations to the listed building are considered appropriate for the surrounding context including Kingsland Conservation Area. The additional mansard window to the symmetry to the building.

Alterations to fenestration are also considered acceptable in relation to siting and appearance. The proposed alterations to the fenestration are appropriate for a residential dwelling

The development is considered to preserve the appearance of the conservation area in accordance with policy LP3 of LP33, Section 72 of the Planning (Listed buildings and Conserv

**Standard of accommodation**

The proposed mansard window and fenestration alterations will provide additional light and outlook for prospective residents which is acceptable.

**Amenity**

The additional mansard window is not considered to cause any adverse additional overlooking of neighbouring properties as there are already windows at roof and lower levels of the building. The scale is not considered to have any impact in terms of loss of light or increased sense of enclosure

**Conclusion**

The Council is under a duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to "have special regard to the desirability of preserving the building and its setting". The current proposals preserve the building, its setting and its significance.

The development is also considered to preserve the appearance of the conservation area in accordance with policy LP3 of LP33, Section 72 of the Planning (Listed buildings and Conserv

**Recommendation:** Approve listed building consent and grant full application subject to conditions

	<b>Name / Signature</b>
<b>Planning Officer</b>	Louise Prew
<b>Team Leader</b>	

