STAMFORD HILL AREA ACTION PLAN AND DESIGN GUIDE

Information Pack

May 2024



Hackney



Accessibility Statement

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planmaking@hackney.gov.uk

We will consider your request and get back to you in the next five working days.

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INTRODUCTION

This information pack includes:

- **A reminder of what the Stamford Hill Area Action Plan (AAP) and Draft Stamford Hill Design Guide Supplementary Planning Document (SPD) are**
- **An explanation of the differences between the Area Action Plan and the Design Guide Supplementary Planning Document and signposting to the two separate consultations running side by side at the same time**
- **Information about how and when you can make comments on these planning documents**
- **An explanation of the independent examination process which will apply to the Stamford Hill Area Action Plan**
- **Who the residents and stakeholders can contact for more information**

Answers to some frequently asked questions about the Area Action Plan and Design Guide, including explanations of technical planning terms are included in Appendix 1.

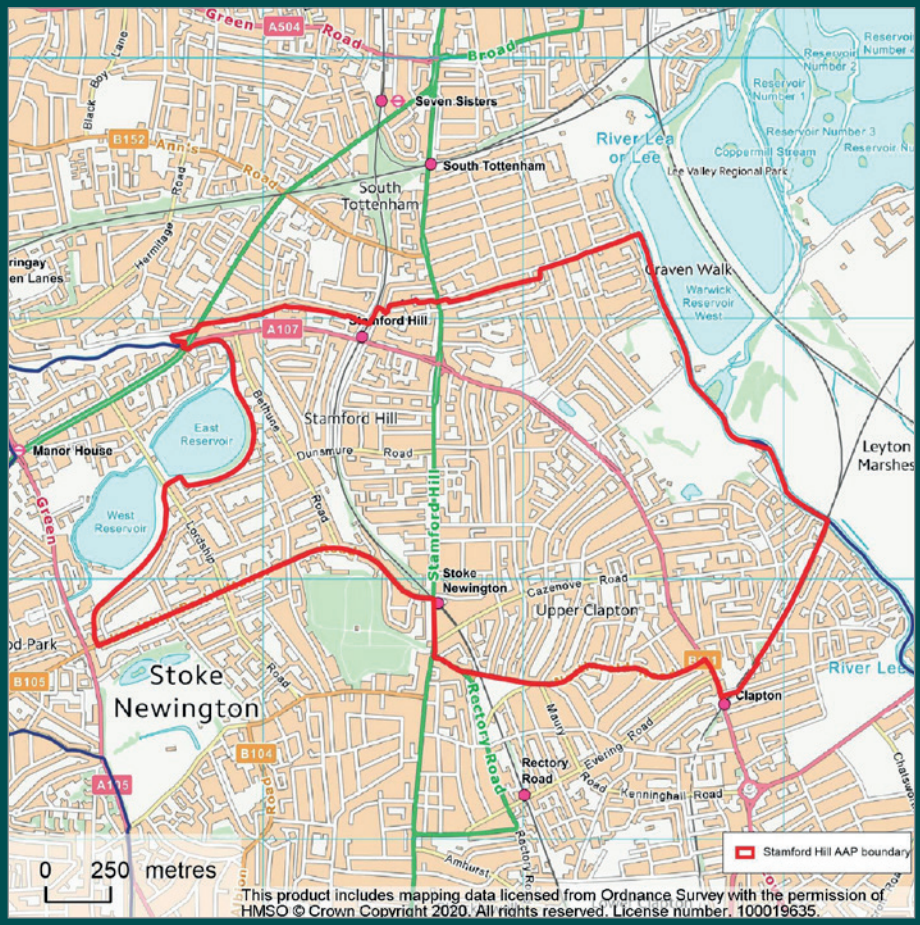


Figure 1 Stamford Hill AAP Boundary

STAMFORD HILL AREA ACTION PLAN (AAP)

As Stamford Hill's population has grown and the area has become a more popular place to live, there has been an increasing pressure not just on housing but on facilities like schools, community facilities and local spaces. The Stamford Hill Area Action Plan (AAP) aims to help address these challenges, manage change in line with the needs of local people and retain and enhance those features of the area that are valued by residents and organisations based there.

The AAP will guide new development in Stamford Hill over the next 15 years. It will set out how and where new homes can be provided, alongside planning guidance to help improve community facilities, shopping centres and public realm. This will include identifying specific sites where larger new developments may be possible, as well as guidance for smaller new developments and changes to existing buildings.

The Area Action Plan will be part development plan for the borough alongside the Hackney Local Plan (LP33) which covers the whole of the borough. This will mean that, like LP33, the Stamford Hill Area Action Plan will be used to determine planning applications in Stamford Hill for new development or changes to existing development that need planning permission.

We know that affordable housing is a significant need for the whole community in Stamford Hill. Housing policies in the AAP will seek to increase the supply of new housing in Stamford Hill, especially family homes that are genuinely affordable. The Council will continue to secure the maximum amount of affordable housing in new developments by applying the existing borough wide affordable housing (LP13) to Stamford Hill which is in the Local Plan.

bit.ly/Stamford-Hill-Local-Plan

STAMFORD HILL DESIGN GUIDE

A Stamford Hill Design Guide Supplementary Planning Document (SPD) is being prepared alongside the Area Action Plan. It will balance providing flexibility to homeowners to extend and meet needs for larger homes with providing a design led approach that responds positively to the building types in Stamford Hill. The Design Guide will contain clear and detailed criteria for household extensions and will explain and illustrate what types of extensions (whether upward or rear) will be acceptable in different parts of Stamford Hill.

Our planning officers will use the Design Guide to consider applications for extensions and help ensure they respond appropriately to the architectural character of the area.

The Council has a Residential Extensions & Alterations Supplementary Planning Document which was adopted in 2009. This provides guidance on suitable extensions across the borough. This will apply across Hackney, including in Stamford Hill. The Residential Extensions & Alterations Supplementary Planning Document will be consulted on and we anticipate it will be adopted in 2025.

hackney.gov.uk/stamford-hill-design-guide

STAMFORD HILL AREA ACTION PLAN CONSULTATION

Over the last eight years we have consulted extensively on the Area Action Plan with thousands of local people and different organisations. We have used the feedback (summarised in the Consultation Report

bit.ly/SHAAP-2023-Consultation-Report

advice from the Community Panel, updated evidence on population changes, economy and environmental issues to create a final version of the AAP.

In February 2024 the Council approved the Area Action Plan and related documents for consultation.

STAMFORD HILL AREA ACTION PLAN TIMELINE



DRAFT STAMFORD HILL DESIGN GUIDE CONSULTATION

In February 2024 the Cabinet also approved the draft Design Guide Supplementary Planning Document for consultation.

All the feedback received will be considered and will inform the preparation of a final Stamford Hill Design Guide. A final Stamford Hill Design Guide will be prepared for adoption in 2025.

YOUR FEEDBACK

It's important to note that there are two separate consultations running side by side, at the same time. You can provide comments on the AAP and the draft Design Guide (SPD) by taking part in each of the consultations. You can share your views by taking part online by visiting

bit.ly/SHAAP-19
for the Stamford Hill Area Action Plan Regulation 19 consultation or

bit.ly/SH-Design-Guide
for the draft Design Guide Consultation, attending a consultation event in Stamford Hill or by completing a paper questionnaire.

All written submissions received whether on the forms, separate emails or letters will be submitted to the Planning Inspector for examination along with the AAP as soon as possible after the close of consultation. While the Design Guide is not the focus of the examination, we will also provide the Planning Inspector with copies of the comments on the Design Guide so they have the full range of views.

Under planning law, only individuals or organisations who have commented on the Regulation 19 version of the AAP by the consultation deadline are allowed to participate at the examination. Comments on earlier drafts of the Plan, do not allow you to participate and are not provided to the Planning Inspector.

THE INDEPENDENT EXAMINATION

It is the Stamford Hill AAP and not the Design Guide (SPD) that will be examined. The need for an independent examination before adoption sets Area Action Plans and Local Plans apart from other types of planning document, like the SPDs like the Stamford Hill Design Guide. Examinations are led by Independent Planning inspectors, appointed by the government (more about this later).

The process for the examinations is set in Local Plans: the examination process:

gov.uk/guidance/local-plans

The Planning Inspectorate has produced a useful video, explaining the process, more simply which you can watch by visiting the link below:

bit.ly/Planning-Inspectorate-Video

It is the Planning Inspector, and not the Council, that decides how the examination will be run. This includes who can participate in the independent examination. However, the meetings led by the Inspector known as hearings are held in public so anyone can attend and watch. In addition, all correspondence from the Inspector is published.

As explained in the video, the role of the examination is to assess the extent to which the AAP is 'sound' as measured by the tests which are set out in the National Planning Policy Framework, 2023:

bit.ly/National-Planning-Policy

The tests are to make sure that the AAP is:

- **Positively prepared –** providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified –** an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective –** deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy –** enabling the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework **bit.ly/National-Planning-Policy** and other statements of national planning policy, where relevant.

Because we are in London, the London Plan is part of the development plan, and there is an additional requirement for the AAP to be in general conformity with the London Plan:

bit.ly/London-Plan-2021

Details about the independent examination, including how you can attend or participate, will be published on the Council's website shortly after the close of consultation.

hackney.gov.uk/stamford-hill-aap/

An independent programme officer will be appointed to help the Planning Inspector manage the examination process and web pages. The programme officer will be able to help you navigate the process too.

THE TIMELINE FOR FINALISING THE AAP AND DESIGN GUIDE

In Council meetings in February 2024 the Stamford Hill Area Action Plan and the Draft Stamford Hill Design Guide Supplementary Planning Document were approved for consultation. The consultation period for both will run from **7 May** to **28 June.**

For the Area Action Plan we will submit documents to the Planning Inspector in Autumn 2024. The key dates right up to adoption are shown below. The date of the independent examination will depend on the Planning Inspectors.

Milestones	Dates
Cabinet & Council consideration of the Proposed Publication AAP and Draft Design Guide	**February 2024**
Consultation on the Stamford Hill (Regulation 19 Publication version) and Design Guide	**May/June 2024**
Submission of the AAP to Government for examination	**Autumn 2024**
Examination of the AAP and potentially consultation on proposed modifications required for soundness	**Winter 2024**
Adoption of the AAP and Design Guide	**Spring 2025**

MORE INFORMATION

PLEASE VISIT:

hackney.gov.uk/stamford-hill-aap if you would like more information.

YOU CAN ALSO CONTACT:

The Strategic Planning Team if you need further information

Email: **planmaking@hackney.gov.uk** or
Phone: **020 8356 8062**

SHARE YOUR VIEWS:

Stamford Hill AAP (Regulation 19) consultation, please visit:
consultation.hackney.gov.uk or **bit.ly/SHAAP-19**

Stamford Hill Design Guide, please visit:
consultation.hackney.gov.uk or **bit.ly/SH-Design-Guide**

ATTEND A DROP-IN SESSION

At Stamford Hill Library, Portland Avenue, N16 6SB:

- **Thursday 16 May, 4–7pm**
- **Tuesday 21 May, 4–7pm**
- **Thursday 6 June, 11am–3pm**
- **Monday 17 June, 4–7pm**

At Lea View Community Hall, Springfield Road, E5 9DX:

- **Wednesday 5 June, 11am–3pm**

At Sainsbury's forecourt (outside 1 Amhurst Park N16 5LW) :

- **Tuesday 18 June, 3–7pm**
- **Thursday 13 June, 6–7.30pm**

Register to attend an online consultation meeting:
bit.ly/SH-register

- **Friday 17 May, 12–1.30pm**
- **Thursday 13 June, 6–7.30pm**

Find out more:
planmaking@hackney.gov.uk
020 8356 8062

APPENDIX 1: FREQUENTLY ASKED QUESTIONS

1. WHAT IS THE STAMFORD HILL AREA ACTION PLAN?

The Area Action Plan will be part development plan for the borough alongside the Hackney Local Plan (LP33) which covers the whole of the borough and the London Plan. This will mean that, like LP33, the Stamford Hill Area Action Plan will be used to determine planning applications in Stamford Hill for new development or changes to existing development that need planning permission.

The Area Action Plan will guide new development in Stamford Hill over the next 15 years. It will set out how and where new homes can be provided, alongside planning guidance to help improve community facilities, shopping centres and public realm. This will include identifying specific sites where larger new developments may be possible, as well as guidance for smaller new developments and changes to existing buildings.

2. WHAT IS THE STAMFORD HILL DESIGN GUIDE AND HOW DOES IT RELATE TO THE STAMFORD HILL AREA ACTION PLAN?

A Stamford Hill Design Guide Supplementary Planning Document (SPD) is being prepared alongside the Area Action Plan. It will balance providing flexibility to homeowners to extend and meet needs for larger homes, with a design-led approach that responds positively to the building types in Stamford Hill. The Design Guide will contain clear and detailed criteria for household extensions and will explain and illustrate what types of roof extensions will be acceptable in different parts of Stamford Hill.

Our planning officers will use the Design Guide to consider applications for extensions and help ensure they respond appropriately to the architectural character of the area.

The Council has a Residential Extensions & Alterations Supplementary Planning Document which was adopted in 2009. This provides guidance on suitable extensions across the borough. An updated version of this borough-wide document is being prepared. This will apply across Hackney and in Stamford Hill on streets not covered by the Stamford Hill Design Guide. The Residential Extensions & Alterations Supplementary Planning Document is being reviewed and after consultation we anticipate it will be adopted in 2025.

3. WHY CAN'T YOU ADOPT THE DESIGN GUIDE NOW AND USE IT STRAIGHT AWAY?

The Stamford Hill Design Guide, as a supplementary planning document, expands on policy in the AAP. That policy in the AAP has to go through a rigorous statutory process, and if deemed sound, will be formally adopted. Until the policy is adopted, Design Guide will have no policy to supplement or expand on. That is why it is important that the policy (and the AAP) is adopted first, before the Design Guide.

The Stamford Hill Design Guide, also needs to go through a consultation process which takes some time. The feedback received will be used to refine the document further before finally being adopted by the Council.

4. WHY DOESN'T THE ADDITIONAL FLEXIBILITY FOR ROOF EXTENSIONS APPLY ELSEWHERE IN HACKNEY?

The Stamford Hill Design Guide specifically responds to the altered rooflines that are present in many streets in the area along with specifically identified housing types that are suitable for extension. It also addresses the acute need for larger homes across the AAP area. As the guidance is evidenced based and specific to Stamford Hill, it is not suitable for other parts of the borough with less altered rooflines, different housing types and different housing needs.

5. WHAT IS A CONSERVATION AREA?

Conservation Areas are areas of special historic and architectural interest, which the Council is under a statutory duty to preserve or enhance.

6. DOES THE AREA ACTION PLAN OR THE STAMFORD HILL DESIGN GUIDE PROPOSE NEW CONSERVATION AREAS?

The designation of new Conservation Areas is a separate statutory process from the AAP and the Design Guide and will include a separate consultation with local communities. The Council has an ongoing programme of designation and review to meet this duty.

bit.ly/Stamford-Hill-Local-Plan

7. WHAT IS A LISTED BUILDING?

A Listed Building is a building or structure designated by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural or historic interest, and therefore included in a 'list' of such buildings and structures. Statutory Listed Buildings are buildings of special architectural or historic interest, they are graded as I, II* or II with grade I being the highest. Statutory listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. walls within its curtilage). Historic England is responsible for designating buildings for the statutory listing in England.

A Local listing is a way for the Council to identify local heritage assets and set out what about them is important. The list contains buildings and structures which are of heritage significance and contribute to the local character and distinctiveness of Hackney.



8. WHAT IS A DORMER WINDOW?

A dormer window is a form of roof window which generally has a flat roof and projects beyond the slope of a pitched roof slope. Dormer windows increase the usable space in a loft. The image below shows two, well proportioned dormer windows positioned within the front roofslope.



9. WHAT DOES HOUSING TYPE MEAN?

A housing type is a particular style of building, constructed during a certain period, with key architectural features that are particular to that style of building. Here are photographs of different housing types



Type 1: Victorian Terraced Cottage



Type 2: Victorian Terrace



Type 3: Classic Suburb



Type 4: Postwar Terrace Infill



Type 5: Garden City Style



Type 6: Later Classic Suburb (30's)

10. DOES THE STAMFORD HILL AREA ACTION PLAN OR DESIGN GUIDE AFFECT MY PERMITTED DEVELOPMENT RIGHTS?

No. ‘Permitted Development Rights’ allows you to perform certain types of work without needing to apply for planning permission:

bit.ly/permitted-development-rights

Those rights will remain unaffected after the adoption of the Area Action Plan and the Stamford Hill Design Guide.

In conservation areas Article 4 directions issued by the Council, remove certain permitted development rights. Further information is available here:

hackney.gov.uk/article-4-directions

11. WHAT EXACTLY DOES ‘SOCIAL HOUSING’ AND ‘AFFORDABLE HOUSING’ MEAN?

Affordable Housing includes Social Rented, Affordable Rented and Intermediate Housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.



12. WHAT DOES THE PLAN DO TO DELIVER MORE AFFORDABLE HOMES?

There is a significant need for affordable housing in Stamford Hill. Housing policies in the AAP seek to increase the supply of new housing in Stamford Hill, especially family homes that are genuinely affordable. The Council will continue to secure the maximum amount of affordable housing in new developments by applying the existing borough-wide Local Plan Policy (LP13 Affordable Housing) to Stamford Hill:

bit.ly/Stamford-Hill-Local-Plan

The AAP avoids repeating policies like these which are already in the Local Plan as they will continue to apply to Stamford Hill and national advice discourages us from this type of repetition.

13. HOW WILL THE AAP AND DESIGN GUIDE BE ENFORCED?

The Council is committed to protecting the environment from unauthorised development and investigates all alleged breaches of planning control. The Council has a planning enforcement policy which outlines the clear objectives, priorities and values for planning enforcement in the Borough:

bit.ly/4bx3LpJ

Planning legislation allows for retrospective planning applications to be submitted and such applications are assessed against relevant planning policies, guidelines and any other material planning considerations.

14. WILL THE AAP OR STAMFORD HILL DESIGN GUIDE BE UPDATED IN THE FUTURE?

To be effective plans need to be kept up-to-date. The policies in the AAP and the Stamford Hill Design Guide will be reviewed and monitored through the Planning Service Authority Monitoring Report:

legislation.gov.uk/uksi/2012/767/part/8/made

This will help us assess the effectiveness of the Guide and any need for update. Updates to the Design Guide will only take place following a full review of implementation and will continue to follow a design led approach that responds positively to the building types in Stamford Hill. Any new guidance will be published for consultation before being finalised and adopted.

15. DOES THE AAP SUPPORT LOCAL TRADERS AND SMALL BUSINESSES?

The AAP aims to support the future of the town centre in Stamford Hill by protecting retail uses in site allocations and supporting the amalgamation of retail units, where a high standard of design can be demonstrated. It should be read alongside policies in LP33 that seek to protect town centres across the borough and bring forward affordable workspace for local businesses. The AAP and LP33 have an important role to play in encouraging the right type of workspace to meet local needs. Other aspects of the Council's approach to supporting local businesses fall outside the scope of these documents and are covered in other plans and strategies.

16. WHAT ARE MATERIAL PLANNING CONSIDERATIONS?

Material planning considerations (**bit.ly/material-considerations**) are matters that can and should be taken into account when making planning decisions. Examples are parking, traffic, road safety, noise, overlooking, loss of privacy, loss of light and overshadowing. However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

If you would like to find out what this document says please tick the appropriate box, put your name, address and phone number at the bottom of this page and return it to the address below.

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- ☐ Si vous désirez connaître le contenu de ce document, veuillez cocher la case appropriée et indiquer votre nom, adresse et numéro de téléphone au bas de cette page et la renvoyer à l'adresse indiquée ci-dessous. (French)
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- ☐ Haddii aad jeclaan lahayd in aad ogaato waxa dokumeentigani sheegayo fadlan calaamadi godka ku haboon, ku qor magacaaga, cinwaanka iyo telefoon lambarkaaga boggan dhankiisa hoose ka dibna ku celi cinwaanka hoose. (Somali)
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- ☐ اگر آپ یہ جاننا چاھتے ھیں کہ دستاویز میں کیا لکھاھے تو ازراہ کرم مناسب باکس میں صحیح کا نشان لگائیےاوراپنا نام، پتہ اور فون نمبر اس صفحہ کے نیچےلکھئےاوراسے نیچے دیئے گئے پتہ پر واپس بھیج دیجئے– (Urdu)
- ☐ Nếu bạn muốn biết tài liệu này nói gì hãy đánh dấu vào hộp thích hợp, điền tên, địa chỉ và số điện thoại của bạn vào cuối trang này và gửi lại theo địa chỉ dưới đây. (Vietnamese)
- ☐ אויב ווילט איר וויסן וואָס דער דאָקומענט זאגט, ביטע טיק די פאסיגע קעסטל, שרייב דיין נאָמען, אַדרעס און טעלעפאָן נומער און שיק עס צוריק צו די אַדרעס אונטן. (Yiddish)

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