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

**Address:** 558 Kingsland Road, London, E8 4AH

<table>
<thead>
<tr>
<th>Date of Visit: 08/08/2019</th>
<th>Reference No:</th>
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<tr>
<td></td>
<td>2019/1978 (Planning Permission)</td>
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<td>2019/1855 (Listed Building Consent)</td>
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<td>2019/1939 (Advertisement Consent)</td>
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**Case officer:** Gerard Livett  
**Ward:** Dalston  
**Locally/Listed Building:** Grade II  
**Conservation Area:** Kingsland

**Consultation Check:**  
**Officer Initial**  
**Date**  
Yes  No  GL  17/07/2019

**Core Strategy Allocation:** Conservation Area / Major Shopping Centre / City Fringe Opportunity Area;

**Proposal:**

**2019/1978:** Replacement of the aluminium framed shop front (x2 door) with a timber framed shop front (x1 door)

**2019/1855:** Internal alterations to layout and services; replacement of shop front.

**2019/1939:** Display of fascia sign and externally-illuminated projecting sign.

**Photos of Site & Surroundings:**

- ![Site Notice](image1)
- ![Site Notice](image2)
Site Description:
The site is on the east side of Kingsland Road and is occupied by a three-storey terraced building (with basement) in use as a currency exchange (Use Class A2) at ground floor with the upper floors in residential use.

The building is Grade II listed with the list description stating ‘C18 large pair with additions 3 storeys, 2 windows each in main block, with setback 1-bay entrance wings. Brown brick with stone dentil cornice and stone-coped brick parapet. Fairy high pitched hipped tiled roof. Stucco lintels to sash windows on 1st floor and lunettes above 3-storey, 2 windows. C19 north extension has stone-coped parapet and sash windows with glazing bars under stuccoed lintels.’

The application site is in the Kingsland Conservation Area.

The site is in a terrace of three formerly semi-detached buildings that have been infilled.

This part of Kingsland Road is part of the primary retail frontage of the Dalston Major Town Centre and is in the Dalston Junction Character area.

Kingsland Road forms part of the Transport for London Road Network.

The site is within the safeguarding area for Crossrail 2.

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<th>Development Constraints North:</th>
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<tr>
<td>Town Centre</td>
<td>Bus interchange / Residential</td>
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<th>Development Constraints South:</th>
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<td>Town Centre</td>
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Relevant History:

Planning and Enforcement History

When new occupiers took over the premises in 2013, the shopfront was changed, new signage installed and a flat created in the rear part of the ground floor, all without the benefit of planning permission, Listed Building Consent or advertisement consent.
Applications for planning permission, advertisement consent and Listed Building Consent were submitted in 2015 (references 2015/3940 (PP), 2015/3938 (AC) and 2015/3937 (LBC)) to regularise the above work. The applications were refused on 16/06/2016, by reason of substandard residential accommodation and the impact of the shopfront and the advertisements on the significance of the listed building – the shopfront is of modern design and materials- without traditional detailing such as a stallriser, the fascia sign is too large and of inappropriate materials. The projecting sign is also inappropriately lit and inappropriately located.

An Enforcement notice, reference 2015/0052/ENF, was issued on 29/09/2017 which required the unauthorised shopfront and signage to be removed and for the residential use to cease, together with the removal of internal partitions. An appeal against the enforcement notice was lodged and the notice was upheld with the time for compliance varied to six months from 20/11/2018.

**Neighbour Consultations/Responses:**

**Summary:**
- 10 Neighbours consulted
- Site Notice posted
- Press Notice published
- No representations received

**Consultations (Internal):**

**Conservation and Urban Design:**

**Internal Alterations**

The internal alterations are limited to the ground floor of the building. This will result in the creation of larger openings and the removal of sections of the wall. These walls are not historic and thus the alterations are considered acceptable.

**Shopfront**

The shopfront design has undergone revisions at a pre-app stage. The proposed design is considered acceptable and will result in an enhancement of the Conservation Area. It is recommended that a 1:5 scaled drawing of the stallriser panelling and cornice are conditioned.

The extent of signage has been reduced but it is recommended that it is reduced further to simply the name of the company. Currently it results in unnecessary clutter that detracts away from the Listed Building.

**Consultations (External):**

**Kingsland Conservation Area Advisory Committee:** We have no objection to this proposal

**Transport for London:** No response received
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<td>City Fringe Opportunity Area Planning Framework</td>
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**Assessment and Reasons:**

**Background**

The applications propose the following:

- A replacement shopfront with timber frames and stallrisers, with transom lights
- Internal alterations including the removal of sections of wall
- Display of non-illuminated fascia sign (0.7m high, 4.75m wide and 2.8m above ground level)
- Display of externally-illuminated projecting box sign (0.6m high, 0.6m wide, 0.02m deep and projecting 0.75m from the face of the building and 2.8m above ground level)

The proposal raises the following material planning considerations:
Land Use

The principle of altering Listed Buildings is generally acceptable, subject to consideration of the impact on the special historic or architectural interest of the building and the public benefit that would result.

The town centre policies of the development plan seek to safeguard town centres as predominately retail centres. However, in this case the use as a currency exchange is established and no change of use is proposed.

Design and Heritage Impacts

The building is part of a group of Listed Buildings which have undergone a number of unsympathetic intervention, and many of these appear to be unauthorised. The alterations include the provision of roof extensions, new shopfronts, signage and the loss of internal fabric.

With regards to this specific building, interventions have resulted in the removal of modern fabric of little or no significance and no objection is made to the internal works.

The current proposal would result in a replacement shopfront that would be more sympathetic to the historic building and would be in keeping with the Hackney Shopfront Design Guide. The Council’s specialist conservation officer has recommended that details of the stall riser and cornice be secured by condition. This is noted, but the submitted drawings have detailed dimensions, including sections at a scale of 1:20, and the design of these elements is considered acceptable for this Listed Building, and the changes would preserve the character and appearance of the Kingsland Conservation Area.

The extent of the signage has been reduced with a more sympathetic balance of sign to painted fascia. Given that dimensioned drawings, which include the proposed colour of the shopfront, have been submitted, conditions other than commencement and a requirement to comply with the approved drawings, are considered unnecessary.

Amenity considerations

The proposal does not raise any significant amenity considerations with respect to overlooking, overbearing appearance or increased sense of enclosure.

Advertisements

Policy DM29 (Advertisements) of the Hackney Development Management Local Plan (DMLP) reflects national guidance that proposals for advertisements need to be considered in terms of amenity and public safety.

In this case the comments of the design officer regarding the contents of the sign are noted, but the relevant legislation controls the display of an advertisement and not the contents.

In this case it is noted that the proposed signs are typical of shop advertisements in the area and no amenity concerns are raised. The height of the signs above ground level and the illuminance levels are such that there are no significant concerns with regards to public
safety.

Standard advertisement conditions are recommended.

**Transport considerations**

The site is located in an area with a high public transport accessibility rating, and Kingsland Road has parking and loading restrictions in force.

The proposal would not result in significant changes to transport movements. An informative advising of the requirements to comply with the relevant Red Route restrictions is recommended. On balance, the proposal would have an acceptable impact to the surrounding highway network.

**Consideration of consultations:**
Not applicable.

**Conclusion**

The proposals would have an acceptable impact on the Listed Building, the character and appearance of the conservation area, amenity and public safety. These applications are recommended for approval.

**Recommendation:**

*GRANT planning permission, Listed Building Consent and advertisement consent, subject to conditions*

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<td>Planning Officer</td>
<td>Gerard Livett</td>
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<td>Deputy Team Leader</td>
<td>Mehdi Rezaie</td>
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