

Report Title: **Article 4(2) Direction: Peabody Cottages Conservation Area No. 21**

Forward Plan reference number (if applicable): **N/A**

Report of: **Interim Director of Urban Environment**

Wards(s) affected: **White Hart Lane**

Report for: **Non-key decision**

1. Purpose

This report gives the reasons why the Committee is being asked to restrict the permitted development rights of the affected properties in the Peabody Cottages Conservation Area; in particular with regard to alterations to the street elevations of the dwelling houses covering windows, doors, decorative architectural features and the construction of porches. Restrictions are also being proposed to the demolition or alteration of chimneys, painting the exterior of the dwelling houses and to alterations to the boundary treatments of the affected properties including gates, gate piers fences and walls.

2. Recommendations

The Committee approve the making of an Article 4(2) Direction in accordance with Article 6(3) of the Town and Country Planning (General Permitted Development) Order 1995, in relation to Peabody Cottages Conservation Area No. 21 (Nos. 1A, 1B and 1 to 12 (consecutive); Nos. 14 to 19 (consecutive); Nos. 43 to 50 (consecutive); Nos. 52 to 151 (consecutive) Peabody Cottages; and Nos. 80 to 130 (even) Lordship Lane N 17).

Report Authorised by: **Assistant Director Planning Policy and Development**

Signature: *[Handwritten Signature]* Date: **13/2/07**

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3. Executive Summary

3.1 This report sets out the case for increasing Article 4 powers to cover the Peabody Cottages Estate in Tottenham. The neighbouring Tower Gardens Estate already has an Article 4 direction in place which limits permitted development rights for single family dwelling houses within its area. This report seeks to extend the Council's Article 4 powers to cover the Peabody Cottages Estate. The order proposed for the Peabody Cottages Estate also includes an additional component covering the erection of satellite dishes to the front elevation.

4. Reasons for any change in policy or for new policy development (if applicable)

4.1 N/A

5. Local Government (Access to Information) Act 1985

Town & Country Planning (General Permitted Development) Order 1995.
Guidance on the Management of Conservation Areas: English Heritage 2006

6. Background

The Peabody Cottages Estate was built in 1907, by the Peabody Trust. The Peabody Trust was founded in London in 1862 by George Peabody, a wealthy American banker and philanthropist, and is the largest charity and housing association in the capital. The earliest Peabody housing was densely built estates within Inner London. However, a small number of 'cottage estates' were built within the early 20th Century suburbs of London (Barton and O'Rourke: 2001), one of which is the estate situated on Lordship Lane, Tottenham. The Peabody Cottage Conservation Area was designated on 16th September 1991 to recognise the importance of these buildings. It comprises a densely arranged grouping of small early 20th Century two storey cottages all in good external condition at the time that the conservation area was designation.

(Barton, S. and O'Rourke, M. (2001) *The Peabody Estates: Conservation Guidelines* English Heritage: London)

A comprehensive survey of the conservation area was undertaken on the 13th October 2006 recording any alterations that had taken place to the original features such as windows, doors, boundary treatment and rainwater goods of all of the properties in the conservation area, as well as any inappropriate alterations such as rendering and painting of brickwork. The information has provided the following statistics:

There are 154 properties within the Peabody Cottage Conservation Area.

- 92% of properties retain their original windows.
- 78% of properties retain an original style entrance door.
- All properties retain the original style boundary treatment of a picket fence:
 - 47% retain the original picket fence.

- 53% have a replacement picket fence on a low brick wall. These are uniform in appearance and retain the character of the area.
- The appearance of the brickwork is largely unaffected. However 56% of properties have highlighted the red brick detailing with red paint.
 - 2 properties have been rendered.
 - 3 properties have had all of the brickwork at ground floor painted red.
- 22%, or 34 properties, have a satellite dish on an elevation facing the road. It is not known whether these benefit from planning permission.
- Only 2 properties have alarm boxes mounted on the front elevation, and only 13 properties have external lights.
- Only 8%, or 13 properties, do not retain all original rainwater pipes and hoppers.

7. Description

7.1 The Peabody Trust is currently releasing its design control over the buildings within this conservation area that they have carefully managed since the estate was built in 1907. By allowing ownership to pass from the Trust to private owners under the right-to-buy legislation the single family dwellings are beginning to be detrimentally altered under permitted development rights without the need for planning permission.

7.2 The conservation area designation report of 16th September 1991 anticipated the possible extension of the right-to-buy to this estate, and suggested that if that happened the Council should protect the buildings and their facades by the making of an Article 4(2) Direction.

7.3 The result of the change of ownership away from the Trust is that new owners are already removing or altering original consistent uniformly designed architectural features and either replacing them with inappropriate modern features such as uPVC (plastic) windows or not replacing them at all, to the architectural, historic and visual detriment of both the buildings and the cohesive appearance of the conservation area.

8. Consultation

8.1 Consultation on the proposed Article 4 direction will be carried out following the Committees authorisation of this report.

9. Summary and Conclusions

9.1 The Peabody Cottages Conservation Area is a small self contained area made up of consistently designed small scale two storey residential buildings. It is this uniform intimate nature that gives the conservation area its unique character in this part of the Borough. Protection of the original features of the buildings by the making of an Article 4(2) Direction is necessary to retain the quality of the conservation area.

10. Recommendations

10.1 For the reasons set out above, the Head of Legal Services should be instructed to issue an Article 4(2) Direction in accordance with Article 6(3) of the Town and Country Planning (General Permitted Development) Order 1995 for the Peabody Cottages Conservation Area No. 21 (Nos. 1A, 1B and 1 to 12 (consecutive); Nos. 14 to 19 (consecutive); Nos. 43 to 50 (consecutive); Nos. 52 to 151 (consecutive) Peabody Cottages; and Nos. 80 to 130 (even) Lordship Lane N 17) in relation to the type of permitted development set out below:

Part 1, Class A	The enlargement, improvement, removal or other alteration to the street elevations of the houses (including windows doors, fanlights and rainwater goods)
Part 1, Class C	The alteration to the roof slope fronting a street of the houses.
Part 1, Class D	The erection or alteration of a porch outside any external door in relation to the street elevations of the houses.
Part 1, Class F	The formation of a hard standing within a garden area fronting a street of the houses.
Part 1, Class H	The installation, alteration or replacement of a satellite antenna on any part fronting a street of the houses.
Part 1 of Schedule	The erection, alteration or removal of a chimney of the houses.
Part 2, Class A	The demolition, erection, construction, improvement or alteration of a gate, fence wall or other means of enclosure in respect of the street boundaries of the houses.
Part 2, Class C	The painting of the exterior of any part of the houses, except windows, window frames, doors and door frames.
Part 31, Class B	The demolition or alteration of any part of the street elevations or street boundaries of the houses.

11. Comments of the Director of Finance

There are no major financial implications relating to making an Article 4(2) Direction. It may, however, lead to a small increase in planning applications. The Article 4(2) Direction will ensure that proposals to alter the character and appearance of the houses at Nos. 1A, 1B and 1 to 12 (consecutive); Nos. 14 to 19 (consecutive); Nos. 43 to 50 (consecutive); Nos. 52 to 151 (consecutive) Peabody Cottages; and Nos. 80 to 130 (even) Lordship Lane can be suitably controlled.

12. Comments of the Head of Legal Services

There are no major legal implications relating to making an Article 4(2) Direction. It may, however, lead to a small increase in planning applications. The Article 4(2) Direction will ensure that proposals to alter the character and appearance of the houses at Nos. 1A, 1B and 1 to 12 (consecutive); Nos. 14 to 19 (consecutive); Nos. 43 to 50 (consecutive); Nos. 52 to 151 (consecutive) Peabody Cottages; and Nos. 80 to 130 (even) Lordship Lane can be suitably controlled.

13. Equalities Implications

There are no major equalities implications relating to making an Article 4(2) Direction. It may, however, lead to a small increase in planning applications. The Article 4(2) Direction will ensure that proposals to alter the character and appearance of the houses at Nos. 1A, 1B and 1 to 12 (consecutive); Nos. 14 to 19 (consecutive); Nos. 43 to 50 (consecutive); Nos. 52 to 151 (consecutive) Peabody Cottages; and Nos. 80 to 130 (even) Lordship Lane can be suitably controlled.

14. Use of Appendices / Tables / Photographs

Five plans indicating the location of the properties which it is proposed to make the subject of the Article 4(2) Direction are available in a folder on display.

A survey table showing the condition of the buildings on 13th October 2006 is available in a folder on display.

Photographs showing all properties which it is proposed to make the subject of the Article 4(2) Direction are available in a folder on display.