



London Borough of Hackney Equality Impact Assessment Form

Title and Purpose of Policy:

Title: CONFIRMATION OF ARTICLE 4 DIRECTION TO REMOVE PERMITTED DEVELOPMENT RIGHTS IN WELL STREET CONSERVATION AREA

This item seeks Cabinet approval to

Approve the confirmation of an Article 4 Direction (A4D) (Appendix 1) to withdraw the permitted development (“PD”) rights granted by Schedule 2, Part 1, Class A, B, C, D, E, F, G, H and Part 2, Class A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the GPDO”) for development in Brownswood Conservation Area.

This decision is required in order to ensure that the area’s heritage is fully recognised and protected and to ensure that the uniform character, appearance and original features of the area are preserved by an Article 4 Direction.

Officer Responsible:

Name: Matt Payne	Ext: 8106
Directorate: Housing, Climate & Economy	Department/Division: Planning Service/ Conservation, Urban Design & Sustainability Team

NB: This assessment must be reviewed and agreed by the relevant Assistant Director, who is responsible for ensuring it is made publicly available and is in line with guidance (staffroom.hackney.gov.uk/equality-impact-assessments.htm).

Assistant Director Planning and Building Control: Natalie Broughton

Date:

Comment:

1. Please summarise the service, function, policy, initiative or saving.

Well Street Conservation Area was designated by Cabinet in July 2021. It is centred on an historic route connecting Mare Street and Homerton, which began as a small hamlet and

grew in the 19th century. The form of the area from its original design and layout is largely unchanged. The Cabinet approval included the 'making' of a non-immediate Article 4 Direction over the conservation area in order to preserve the uniform character and appearance of the buildings and protect original features.

The character and appearance of buildings and neighbourhoods can be significantly damaged by alterations carried out as permitted development. In order to address this issue, a local authority can make an Article 4 direction that will restrict permitted development rights within a limited area. An Article 4 direction does not prohibit development but enables the LPA to have some control over the proposed development.

The Council made the relevant Article 4 Direction on 9th May 2024 and full details were sent to local stakeholders on 15th May 2024 as part of a 28 day consultation. The one year notification period has now passed and the Article 4 Direction can now be confirmed.

2 Who are the main people that will be affected?

The key people who will be affected will be the property owners/occupiers within the conservation area boundary. These owners/occupiers have been consulted along with other interested parties as part of a 28-day public consultation. All responses have been carefully considered and have informed the recommendation to Cabinet.

3 What research or consultation(s) have been carried out?

In line with statutory requirements and adopted procedures for Conservation Area Review, the Council has carried out 28 day public consultation with stakeholders.

The responses to this consultation have been carefully considered and informed the Cabinet recommendation to confirm the Article 4 Direction.

4 Equality Impacts

The following tables outline the main issues in planned consultation that may impact on each equalities strand.

4(a) What positive impact could there be overall, on different equality groups, and on cohesion and good relations?

Positive Impact:

Overall

Residents within the conservation area and other key stakeholders had equal opportunity to have their say through all methods of consultation. The proposed Article 4 Direction will not impact any one equality group.

a) Age

The Article 4 Direction does not discriminate against age.

b) Disability

The Article 4 Direction does not impede the ability to require a property to be DDA compliant.

c) Gender

The Article 4 Direction does not discriminate against gender.

d) Race

The Article 4 Direction does not discriminate against race.

e) Religion/Belief

The Article 4 Direction does not discriminate against any one religious or belief groups

f) Sexual Orientation

The Article 4 Direction does not discriminate against sexual orientation.

g) Other groups

None identified.

4(b) What negative impact could there be overall, on different equality groups, and on cohesion and good relations?

Negative Impact:

Overall

There are no identified negative impacts.

a) Age

None identified.

b) Disability

None identified.

c) Gender

None identified.

d) Race

None identified.

e) Religion/Belief

None identified.

f) Sexual Orientation

None identified.

g) Other groups

None identified.

5. Equality and Cohesion Action Planning– specific actions to address equality and cohesion issues raised by this assessment

None identified.