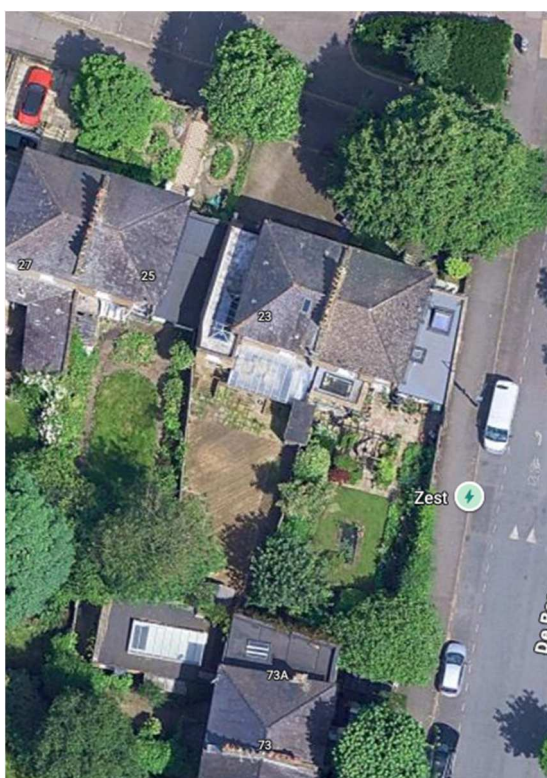




Ref: 2026/1478 - 23 Northchurch Terrace, Hackney, London, N1 4E

The London and Middlesex Archaeological Society (LAMAS) promotes London's archaeology, local history, and historic buildings. The LAMAS Historic Buildings and Conservation Committee reviews applications for listed building consent and seeks to ensure a sustainable future for vital aspects of London's built heritage

This terraced house is Grade II listed and is within the de Beauvoir Town Conservation Area. Although much of the work that is proposed is acceptable, it includes 2 elements that the Committee considers are damaging to the public realm of the road and the conservation area.



1. The use of the front garden for parking and the proposed treatment of the enclosure to the pavement.
 - (a) The de Beauvoir Town Conservation Area Design Guide states that 'The Council will resist the creation of hardstanding for parking in front of dwellings ...'.

Does the hard landscaping of the front garden of this dwelling and its use for parking have consent? There is on-street parking available close by.

- (b) The same Design Guide states that 'For boundary walls and fences, materials and design should match existing original examples from adjoining properties.'

The existing unsightly brick wall to the pavement does not match any other nearby examples: no. 21 appears to have retained its original railings and these could beneficially be reproduced to enclose no. 23.

Both these unsightly elements are proposed to be altered – the landscaping by the insertion of a bin store and a cycle store, and the pavement wall by part demolition and the insertion of new gates. Both these will entail breaking out some of the present construction. As the present front garden and its enclosure from the pavement are both unsightly and contravene the Conservation Area Design Guide, the Committee consider that the Borough should require the re-ordering of the front garden to conform to the Conservation Area guidance.

2. A large gym is proposed as a free-standing building in the rear garden, placed close to, but with a gap to, the blank flank wall of the neighbouring house in De Beauvoir Road. None of the other houses in the Terrace has both a full-width rear extension and a large free-standing building in its garden, and both will be visible from the neighbouring houses. Most of the other gardens are still used as gardens with lawns, shrubs and trees, and some have a modest garden shed. The Committee considers the gym will be an excessive intrusion into the green landscape of the back gardens.

The Committee therefore objects to the proposals for the front garden on the grounds that they will consolidate contravention of the Conservation Area guidance and retain unsightly design, and to the proposals for the free-standing garden building on the ground of excessive intrusion into the landscape of the Conservation Area and inappropriate design.

Vicki Fox (Hon. Secretary)

LAMAS – Historic Buildings & Conservation Committee

29 July 2026