



Historic England

Mr Christopher Smith
London Borough of Camden
Development Management
Town Hall, Judd Street
London
WC1H 9JE

Direct Dial: 07392 879 658

Our ref: P01579215

22 July 2024

Dear Mr Smith,

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**1-6 TAVIS HOUSE TAVISTOCK SQUARE LONDON WC1H 9NA
Application No. 2024/1267/P**

Thank you for your letter of 2 July 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

We do not appear to have been consulted on the initial 2021 application which is now proposed to be amended. We understand the initial application sought the refurbishment and extension of the existing building which included demolition works, a new roof top pavilion and roof top plant. This granted scheme allows for the demolition and reconstruction of the main lift and stair core and the existing rear façade.

The amended proposals seek permission to remove and replace additional areas of floor slab in order to deliver the required life science use. From drawings this looks like the demolition of more than 50% of each floor plate.

The nature of development proposed will impact the adjacent Mary Ward House and requires careful management to avoid harm being caused whilst the works are ongoing.

Mary Ward House was constructed in the Arts and Crafts style in 1898 to the design of Arnold Dunbar Smith and Cecil Brewer. It was intended to encourage contact between social classes by providing living accommodation for middle-class professionals in a working-class neighbourhood. It provided a social club for both the occupants and local people. The building is largely unaltered and is of exceptional interest which is reflected by being listed grade I.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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Section 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) sets out the obligation on local planning authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Policy D13 of The London Plan relates to the Agent of Change principle. D13C sets out that new noise and other nuisance-generating development proposed close to noise sensitive uses should put in place measure to mitigate and measure any noise impact for neighbouring businesses. D13D2 sets out mitigation measures should be explored early in the design stage, with necessary and appropriate provision including ongoing and future management of mitigation measures secured through planning obligations.

Paragraph 193 of the National Planning Policy Framework (NPPF) states planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities. Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Paragraph 203 states in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation.

Safeguards through conditions and obligations should therefore be put in place to ensure Mary Ward House is preserved and sustained through the duration of the construction period and future occupation. Consideration should be given to how the existing use is conserving the building and how this can be safeguarded and supported. We would be happy to meet your Council, the Applicant and Mary Ward House to discuss how this may be achieved.

Recommendations

Historic England has concerns regarding the application on heritage grounds. Your authority should take these representations into account and seek safeguards as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:



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<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely,

Louise Forsyth

Team Leader - Development Advice

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