



ENGLISH HERITAGE  
LONDON OFFICE

Ms Eleanor Lakew  
London Borough of Camden  
Town Hall Extension  
Argyle Street  
London

Direct Dial: 020 7973 3765  
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Our ref: L00446483

2 March 2015

Dear Ms Lakew

**Notifications under Circular 01/2001, Circular 08/2009 &  
T&CP (Development Management Procedure) Order 2010  
8 ST. KATHARINES PRECINCT , LONDON, NW1 4HH  
Application No 2014/7026/L**

Thank you for your letter of 12 February 2015 notifying us of the application for listed building consent relating to the above site. We do not wish to comment in detail, but offer the following general observations.

**English Heritage Advice**

This building forms part of a wider group of which encompasses The Danish Church, neighbouring former collegiate buildings and memorial, all of which are listed grade II\*. They are of significance as a group as well as their individually as heritage assets of historic and aesthetic value.

Following my site visit last week, it would appear that there is some confusion regarding the content of the application. It is my understanding that the application seeks consent for the removal and replacement of the staircase from ground to basement, which has already been completed, and creation of a new opening in the rear elevation at ground floor level from the new utility room.

With respect to the staircase, I would urge you to seek to regularise this matter as soon as possible. Full information should be sought with respect to the staircase that had previously stood in this location. As you will be aware, it is an offence to undertake works which affect the special interest of a listed building without first securing Listed Building Consent. I will wait to be advised on how your authority wish to deal with this matter.

With respect to the creation of the new opening in the rear elevation of the building, there is no accompanying justification for the proposed works. As set out in the NPPF, 'any harm or loss should require clear and convincing justification' (paragraph 132) and that 'harm should be weighed against the public benefits of the proposal'



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(paragraph 134). In order to assess the impact of the proposed change to this grade II\* building and the group of which it forms a part, I would urge your authority to seek an historic buildings impact assessment to inform your decision in this case.

**Recommendation**

Providing that the above issues are addressed, we would be minded to direct as to the granting of listed building consent. We therefore look forward to notification of the necessary revisions to the proposals.

Please note that this response relates to listed building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely



**Breda Daly**  
Inspector of Historic Buildings and Areas  
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