



Historic England

LONDON OFFICE

Mr Obote Hope
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

[REDACTED]
Our ref: L00467146

30 July 2015

Dear Mr Hope

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
8 THANET STREET, LONDON, WC1H 9QL
Application No 2015/3909/L**

Thank you for your letter notifying us of the revised or amended information in respect 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.

Historic England Advice

8 Thanet Street is Grade II listed and lies within the Bloomsbury Conservation Area. Though listed alongside the rest of the adjoining terrace, there appears to have been a structural break indicating that No. 8 was built as part of a separate phase of construction. The Survey of London discusses the development of the street (originally known as Lancaster Street) and the successive phases in which these workmen's houses were completed. Their construction has been attributed to James Burton, a prolific and significant developer of the early nineteenth century.

A number of original features survive within the house, notably the staircase, corning to ground floor, architraves, shutters, and chimney breasts. Some of these features will be affected by the works; including the removal of the rear chimney breast and the loss of an architrave and door at first floor level. These works, and the loss of some exterior space, constitute some less than substantial harm.

However, the proposal will bring about the recovering of the roof which has been compromised through inappropriate repair, and reinstate a fireplace at the first floor. In discussion with the applicant the proposals to alter the stair have been revised and the entire structure will be retained.

According to the National Planning Policy Framework 2012 (NPPF), harm to a designated heritage asset should be clearly and convincingly justified (NPPF Paragraph 132), with reference to an assessment of significance (NPPF 128). In order for consent to be granted the council in carrying out their duty to give special regard to



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the preservation of listed buildings should also consider whether the harm resulting from the proposals can be outweighed by public benefits directly resulting from the works (NPPF 134).

In my opinion and in consideration of the submitted revisions the plans are broadly acceptable. Your council may wish to apply conditions to the closing-up of the first floor door in order to gain reversibility, and in order to specify a cement-free render for the side elevation repairs.

Recommendation

Providing that the above issues are addressed, we would be minded to direct as to the granting of listed building consent. We have therefore drafted the necessary letter of authorisation (draft attached) for your Council to determine the application as you see fit and referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of authorisation to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course.

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



Matthew Cooper
Assistant Inspector of Historic Buildings



cc
Mr Adam Fentiman of Azman Architects



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