

We are concerned that this application should have the closest scrutiny by English Heritage as it is proposing major alterations to a II\* building in a street which is 'one of the best-preserved early-Georgian streets surviving in London' , as the Heritage statement describes it.

There should clearly be prejudice in favour of retaining any original fabric, as well as anything more recent that maintains the building's historic character. We don't quite have all the details on which of the affected parts will be original fabric, later restoration work, or unsympathetic modifications that can be discarded.


Restoring the pitched roof to match the original is commendable, but the proposed work to the closet wing could be a worry - it's unclear how much of this is original and, in any case, extending it to match adjacent property can hardly be recommended if that property has been heavily and unsympathetically redeveloped.

It is difficult to support the installation of a passenger lift. It cannot be claimed that this would make the building accessible to wheel-chair users as access to it would be on the half landings only. It would fundamentally alter the historic character of the building, and would provide an unwelcome precedent that owners of other properties in this special street might want to follow.

For these reasons we do not think the application in its present form should be accepted.

Michael Pountney

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*For people living in the Lamb's Conduit Street, Great Ormond Street, Rugby Street, Orde Hall Street, Dombey Street and Great James Street part of Holborn*