



Historic England

LONDON OFFICE

Ms Anna Roe
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Direct Dial: 020 7973 3763

Our ref: L00515639

7 July 2016

Dear Ms Roe

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
1 LEIGH STREET, LONDON, WC1H 9EW
Application No 2016/3470/L**

Thank you for your letter of 22 June 2016 notifying Historic England of the application for listed building consent relating to the above site. These proposals are for various alterations to 1 Leigh Street, in order to provide additional hotel accommodation.

Historic England Advice

Significance

1 Leigh Street is a Georgian terrace house, which is group listed at Grade II as part of Numbers 1-4 Leigh Street. It is located within the Bloomsbury Conservation Area (Sub Area 13) on a prominent corner with Marchmont Street. There are currently no mansard extensions above parapet level along Leigh Street with the exception of a modern development at the far side. The terrace therefore retains a degree of consistency and architectural integrity along the streetscape, which contributes to the aesthetic and historic values of the listed group, and also to the character of the conservation area.

Impact of the Development Proposals

These proposals include the demolition of the existing roof structure, and the installation of a mansard extension which would rise significantly above the parapet line. The supporting information does not set out of the significance of the roof, but its hipped form suggests that it might be original.

Policy

Specific historic environment-related policies relevant to this application include:

- Paragraph 128 of the National Planning Policy Framework (NPPF), which advises planning authorities to require applicants to describe the significance of any heritage asset affected by proposals. The level of detail should be



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proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- Paragraph 132 of the NPPF, which requires clear and convincing justification for any harm caused to designated heritage assets.
- Paragraph 134 of the NPPF which advises planning authorities to weigh any harm identified against any public benefits associated with development proposals in coming to decision.
- Section 5.2 of the Bloomsbury Conservation Area Appraisal (p116), which states that "alterations and extensions can have a detrimental impact either cumulatively or individually on the character and appearance of the area. Examples within the area include: Inappropriate roof level extensions - particularly where these interrupt the consistency of a uniform terrace or the prevailing scale and character of a block, are overly prominent in the street".

Historic England's Position

In our view, the proposed mansard extension, which would interrupt the important uniformity of the terrace along Leigh Street, would cause harm to the significance of the listed building. Moreover, the proposals do not appear to comply with the guidance contained within the Bloomsbury Conservation Area Appraisal. It is highly likely that further harm would be caused by the removal of the existing roof structure, which is probably original. However, further information on the existing roof, as is required under Paragraph 128 of the NPPF, would help us make a full assessment on the extent of harm caused

The submitted documentation indicates that the aim of the development is to increase the capacity of the hotel; however, no additional justification is provided for the proposals and no public benefits are offered as part of the plans. The submission therefore fails to comply with Paragraphs 132 and 134 of the NPPF in our opinion.

Recommendation

We are therefore unable to support these proposals and cannot direct as to the granting of listed building consent at this stage. Please consult us again if any additional information or amendments are submitted.

Please note that this response related to historic 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 3735).



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Yours sincerely



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