



Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Sent by email: john.diver@camden.gov.uk

31 March 2016

Our ref: 99 09 13

Dear John Diver,

2016/1174/P Window and door replacement, re-roofing, render repairs and renewals, pre-decoration repairs and redecoration. Concrete repairs, access balcony surface coating. 136-180, 183-203 and 204-238 Levita House, Ossulston Estate, Chalton Street London NW1 1HN

The above application has recently been brought to the attention of the Twentieth Century Society. Although the consultation deadline has expired, I hope the following comments can be taken into consideration.

Significance

Levita House is part of the Ossulston Estate, which was built to the designs of G. Topham Forrest in 1930-1 for the LCC Architect's Department. Levita House was listed Grade II in 1996. The wider Ossulston Estate is described in the Levita House listing description as 'the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates. It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation.' The Twentieth Century Society is very much in accordance with this judgement.

Policy

The National Planning Policy Framework, Paragraph 128 states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

Twentieth Century Society Comment

We note that although the windows and doors to be replaced are not original, there is very little information in the heritage statement regarding the appearance of original fenestration. As this is a

The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ



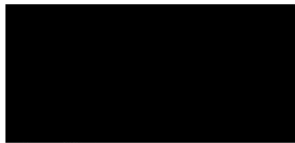
Grade II listed building of considerable significance, we would ask that before consent is granted for replacements, further research be undertaken into the nature of the original designs. We do not believe that the level of detail in the application is proportionate to the assets importance in this case.

We believe that any subsequent proposal should be the result of sensitive engagement with the historical fabric of the building and should reflect the original intention of the architect. We would also ask that this be demonstrated in an accompanying heritage statement; one that pays appropriate attention to the proportions of structural glazing elements of windows, and to details of handles, panelling, glazing and numbering of doors, as we do not feel that these aspects have been fully considered in the application as it currently stands.

As a building of considerable architectural and historical significance, Levita House would benefit from a comprehensive Conservation Management Plan, which we recommend for all larger listed buildings. The Barbican, also Grade II listed, is currently developing such a plan for its Arts Centre. This could provide long-term guidance for future alterations, and would serve to prevent unsympathetic incremental changes that could be potentially harmful to this very significant building.

In light of the above, we wish to object to the application. We would also appreciate being consulted on any applications for this listed building in the future. I trust that these comments are useful to you. Please do not hesitate to contact me if you have any queries.

Yours sincerely,



Tess Pinto
Conservation Adviser
Twentieth Century Society

Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.

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