



Historic England

LONDON OFFICE

Mr David Peres Da Costa  
London Borough of Camden  
Development Control Planning Services  
Town Hall, Argyle Street  
London  
WC1H 8ND

Direct Dial: 020 7973 3763

Our ref: P00553838

20 February 2017

Dear Mr Peres Da Costa

**Arrangements for Handling Heritage Applications Direction 2015 &  
T&CP (Development Management Procedure) (England) Order 2015  
1 TRITON SQUARE & ST ANNE'S CHURCH LAXTON PLACE, LONDON, NW1 3DX  
Application No 2016/6069/P**

Thank you for your letter of 2 February 2017 notifying us of the application for planning permission relating to the above site.

**Historic England Advice**

These proposals involve various alterations and extensions to 1 Triton Square, as well as the demolition of St Anne's Church on Laxton Place and the erection of a part 6 and part 9 storey residential building.

None of the buildings within the development site are listed, and the site is not covered by conservation area status. However, the proposed residential development along Laxton Place is located opposite the Grade II\* listed Church of St Mary Magdalene and the associated Grade II listed School Annexe, both of which are located within the Regent's Park Conservation Area.

We recognise that a number of large buildings are located in the immediate vicinity of the development site, and the setting and context of the listed church have been negatively affected over the years. However, St Mary Magdalene is noted for its east window which was designed by pioneering Gothic Revivalist Augustus Pugin and executed by the internationally significant glaziers Hardman & Co. The east window therefore makes a substantial contribution to the overall significance of the listed building.

Due to the scale of the proposed residential development, it is extremely likely that significant overshadowing to the church would occur. This would result in a reduction in the quality of light through the highly significant east window, creating a permanent adverse impact on its internal presentation. We consider that this would cause harm to the significance and setting of the listed church.



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As set out in the National Planning Policy Framework, any harm requires 'clear and convincing justification' (Para. 132). If your Council is convinced by the justification for the height of the proposed residential development that would result in overshadowing to the east window, the harm should then be weighed against the public benefits of the scheme in the determination of the application (Para. 134).

As you may know, the Church of St Mary Magdalene is included on our Heritage at Risk Register due to its poor condition. Should your Council be minded to approve the scheme, we would encourage the securing of funding towards these necessary repairs, by condition or legal agreement, in the interest of providing some heritage-related public benefits to mitigate the harm caused.

**Recommendation**

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Please note that this response relates to historic building and historic area 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

**Alasdair Young**

Inspector of Historic Buildings and Areas

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