



Historic England

LONDON OFFICE

Ms Rachel English
London Borough of Camden
Development Management
Town Hall
Judd Street
London
WC1H 9JE

Direct Dial: 0207 973 3777

Our ref: L00574970

24 May 2017

Dear Ms English

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
14 AND 15 SOUTHAMPTON PLACE WC1A 2AJ, 22 SOUTHAMPTON PLACE
WC1A 2BP
Application No 2017/2248/L**

Thank you for your letter of 4 May 2017 notifying us 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

The application proposals affect 3 No. grade II* listed former terrace houses dating from the mid C18. The application proposals include works associated with the future use of the buildings as office spaces. In the case of No. 14 and 15, the proposals appear to retain much of the original floorplan of the buildings, whilst at No. 22 the proposals include the installation of numerous glazed partitions at all levels.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) set out the obligation on local planning authorities to pay special regard to safeguarding the special interest of listed buildings and their settings, and preserving or enhancing the character or appearance of conservation areas.

The National Planning Policy Framework (NPPF) sets out the Government's policies for decision making on development proposals. At the heart of the framework is a presumption in favour of 'sustainable development'. Conserving heritage assets in a manner appropriate to their significance forms one of the 12 core principles that define sustainable development. Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected. Paragraphs 133 and 134 advise on cases where proposals would lead to substantial or less than substantial harm to the significance of a designated heritage asset. In both cases, harm needs to be weighed against public benefits, although the tests in 133 for substantial harm are necessarily more rigorous.



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Our concerns with the proposals principally relate to the lack of information relating to the impact of the proposals on the significance of the buildings and the impact of the proposed new glazed partitioning on the significance of No. 22 Southampton Place. The original floorplan of No. 22 appears to be original and is therefore likely to be of high significance. The proposed works of subdivision, particularly within the principle floors of the building, are considered to cause harm to this significance as they interfere with the floorplan arrangement and entail the attachment of partitions into chimney breasts and/or chimney pieces.

As such, we would recommend that further assessment is undertaken of the impact of the proposals on the significance of the buildings and that the glazed partitions are removed from the proposals drawings for No.22 to the principle floors of the building, which are understood to comprise ground, first and second floors.

Recommendation

Providing that the above issues are addressed, we would be minded to direct as to the granting of listed building consent. We therefore look forward to notification of the necessary revisions to the proposals.

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



Claire Brady

Inspector of Historic Buildings and Areas

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