

Existing Building Commentary - No.7 Office Entrance



1. No. 7 Front door

All historic fabric to be retained externally. The door threshold is to be altered for equality, to slope up to the threshold stone. The intention is that the existing stone step would remain in-situ.



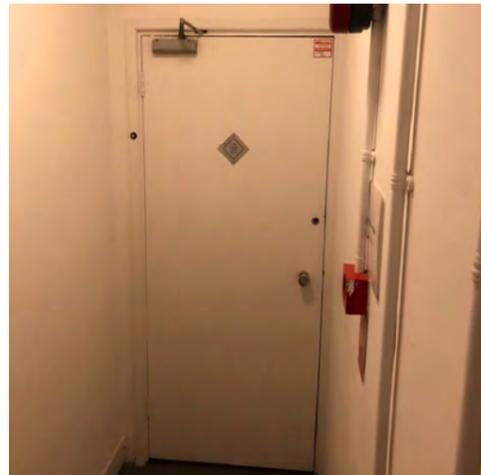
2. No. 7 Front entrance and glass security doors

No historic fabric on view. Investigations to be carried out in regard to reinstating more historic wall finishes and ceiling finishes.



3. No. 7 Basement switch room

No historic fabric remains



4. No. 7 Basement switch room access doorway

No historic fabric remains



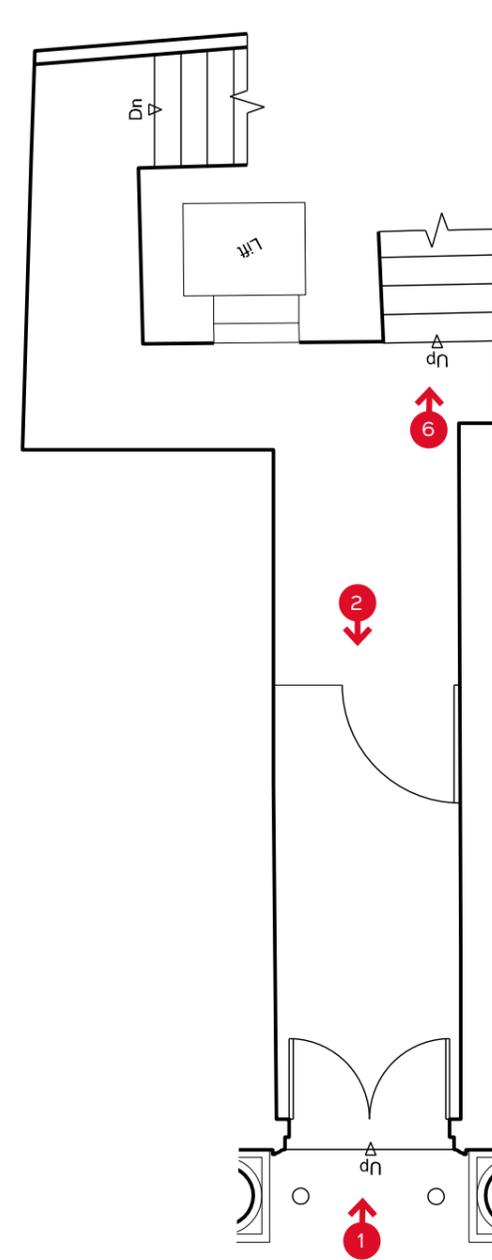
5. No. 7 Basement switch room doorway

No historic fabric remains

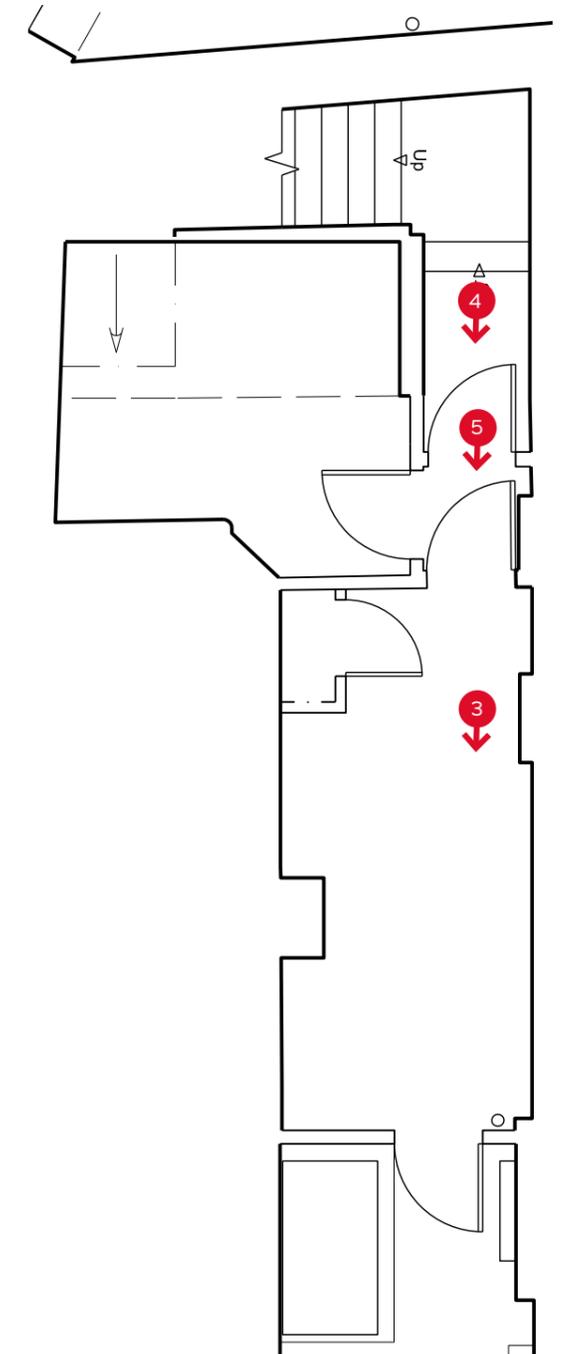


6. No. 7 Historic Staircase up to Offices

For ref. only - Not part of works

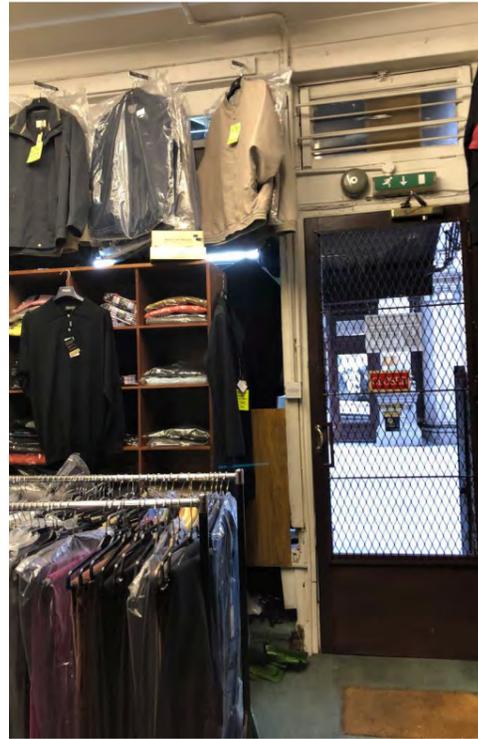


No. 7 Ground Floor Plan (Not to scale)



No. 7 Basement Floor Plan (Not to scale)

Existing Building Commentary - Unit 5 Ground Floor



1. Unit 5 Shopfront and front door

All historic fabric here will benefit from the removal of newer shop fittings and restoration. Holes will be filled, and detritus removed. Floor finishes replaced with material sympathetic to the heritage of the building.



3. Unit 5 Covings and modern lighting

Covings would be retained and refurbished. No other historic fabric remains.



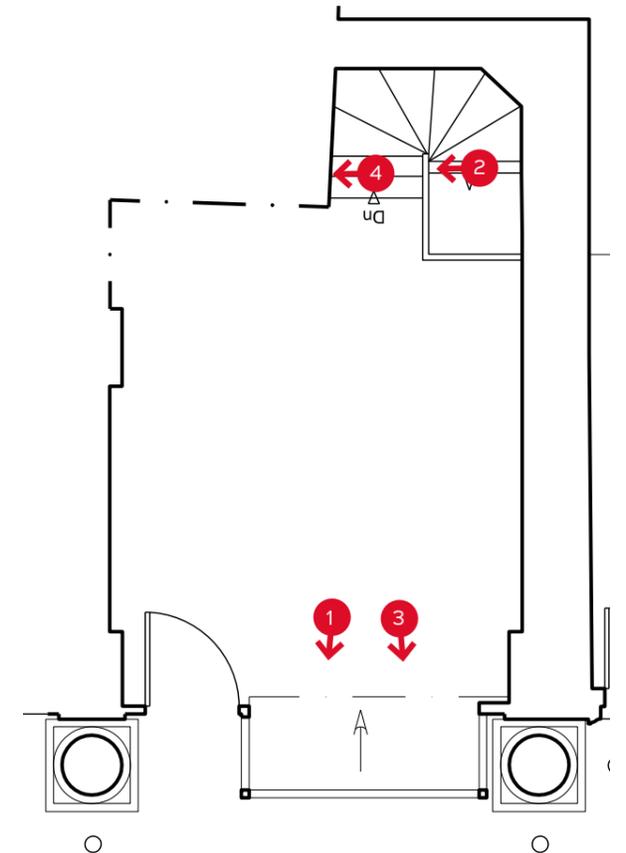
2. Unit 5 Historic staircase

Although the stair is old, the balustrade and handrail are simple and would appear to be a 1960s design. There is no high value detailing to the treads or the skirtings. The proposal is to retain the stairs, and refurbish it to a higher standard. The original timber treads will be exposed and retained, and the modern balustrade will be replaced with an oak and metal balustrade inkeeping with the heritage of the building.



4. Unit 5 Historic skirtings and woodchip wallpaper

Historic skirtings will be made good and refurbished. The woodchip paper is to be removed to allow for walls to be restored and refreshed as painted plaster.



Unit 5 Ground Floor Plan (Not to scale)

Existing Building Commentary - Unit 5 Basement Floor



5. Unit 5 Basement store

No historic fabric remains.



7. Unit 5 Basement ceiling (rear)

No historic fabric remains.



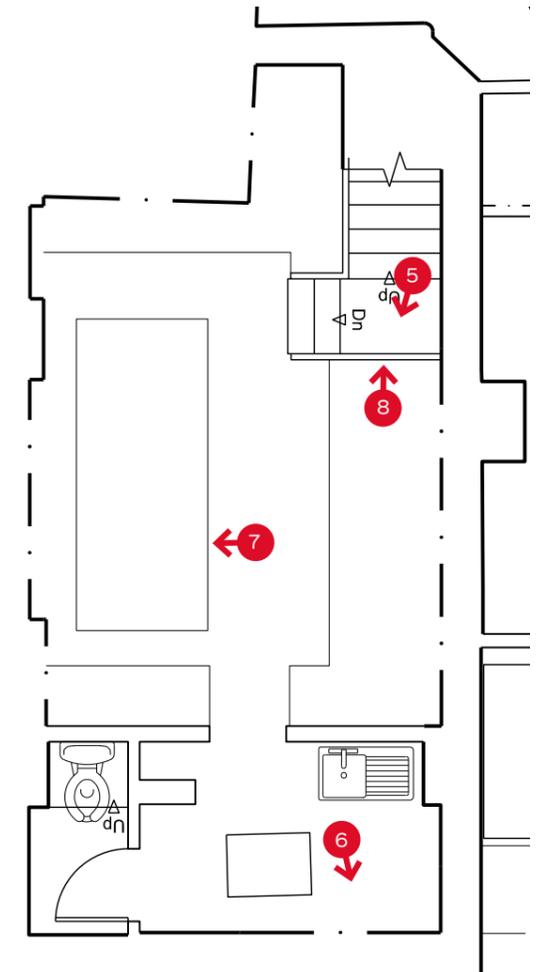
6. Unit 5 Basement ceiling structure (front)

There is no historical value to the ribbed metal ceiling to the front of the basement.



8. Unit 5 Historic Staircase

The stair opening is in poor condition. This will be repaired and redecorated.



Unit 5 Basement Floor Plan (Not to scale)

Existing Building Commentary - Unit 9 Basement



1. Unit 9 Staircase

Although the stair is in its original location, the machined timber balustrades are not old, and there is no particular value to the detailing of the treads or the skirtings. This stair will be retained and refurbished to a high quality.



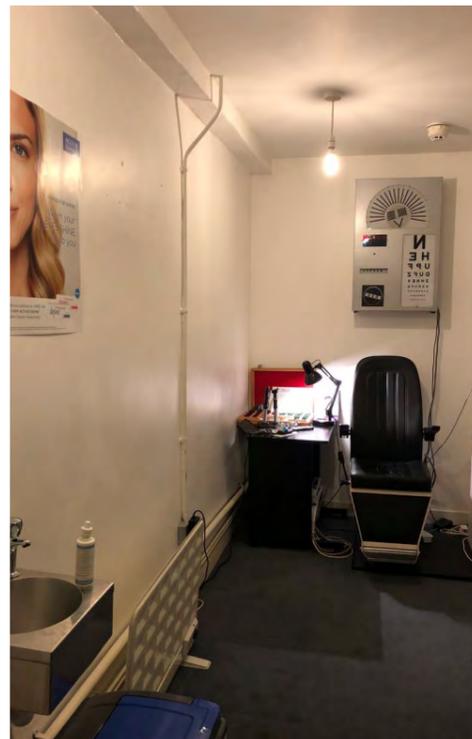
2. Unit 9 Wall damage

Plaster coming off masonry wall. This will need to be plaster re-coated.



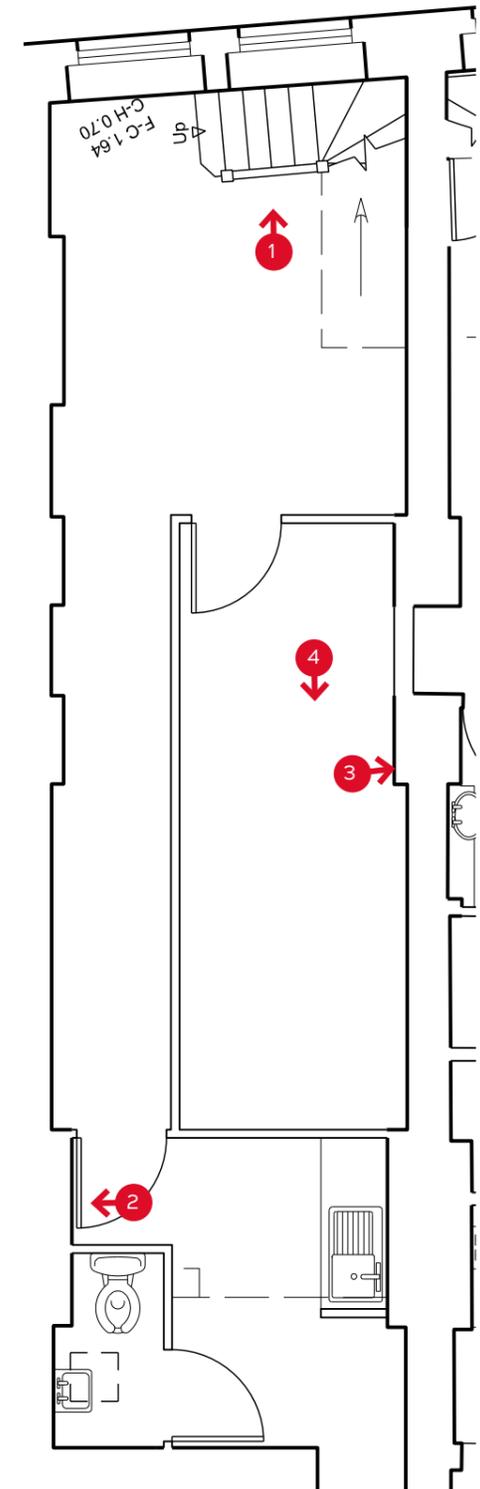
3. Unit 9 Skirting

No historic fabric remains



4. Unit 9 Basement

No historic fabric remains



Unit 9 Basement Floor Plan (Not to scale)

Existing Building Commentary - Unit 9 Basement



5. Unit 9 Basement rear windows

Windows are not original, however they will be retained and refurbished.



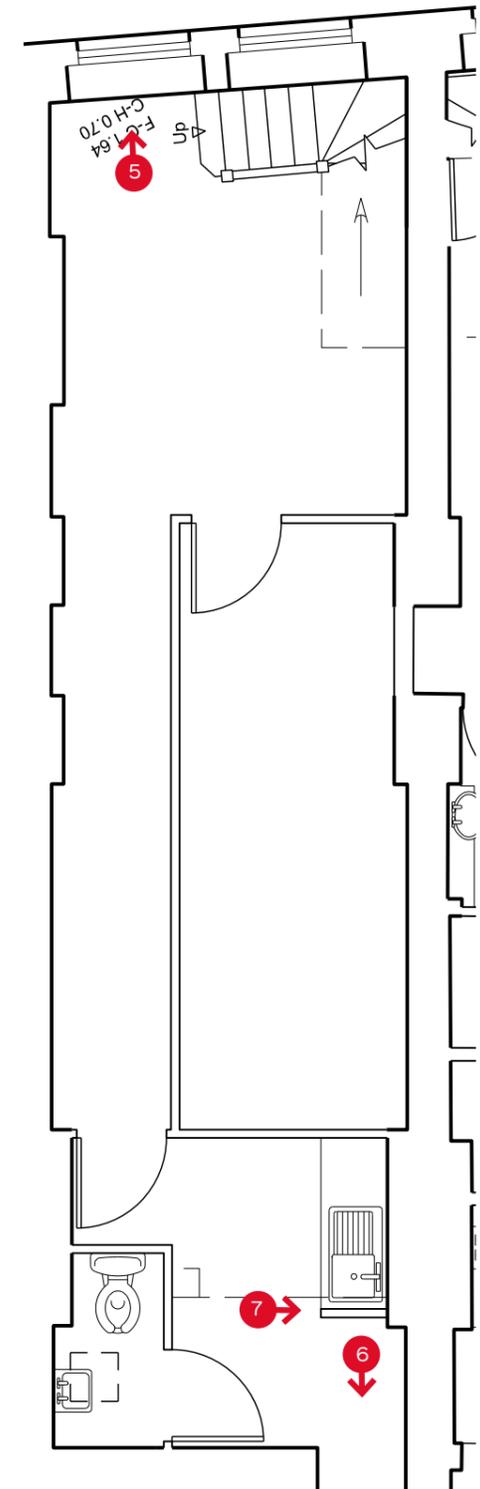
6. Unit 9 Basement archway

Here the archway for the coal chute is still intact. This will be retained, and the nook will help to give historical character to the basement area.



7. Unit 9 Modern partition connected to old

No internal partitions are historic. Walls are to be removed and historic columns are to be retained and refurbished.



Unit 9 Basement Floor Plan (Not to scale)

Existing Building Commentary - Unit 11 Ground Floor



1. Unit 11 Historic covings and shopfront

Feature covings to be retained and made good. Shopfront retained.



3. Rear Window

In good refurbished condition, all windows will be retained.



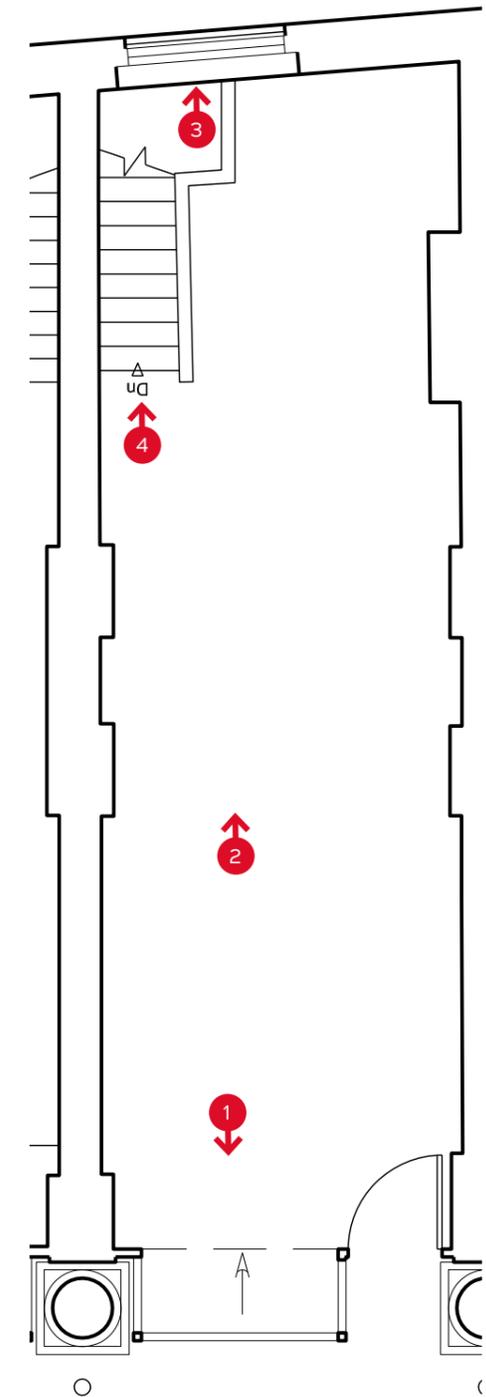
2. Unit 11 Terrazzo floor

The terrazzo floor was most likely installed in the 1950s. It is proposed to replace the floor finishes throughout to a high quality, long lasting material. It is suggested that this is selected in a period finish.



4. Unit 11 Modern staircase

The staircase in this unit is a modern replacement in the location of the original. Some original skirting remains, however the wall and balustrade are new additions. This stair is to be removed.



Unit 11 Ground Floor Plan (Not to scale)

Existing Building Commentary - Unit 11 Basement



5. Unit 11 Modern staircase

Although the stair is in its original location, the machined timber balustrades and treads are not old, and there is no particular value to the detailing of the skirtings. By removing it, the owner would allow better utilisation of the floor plates on ground and basement floors, and would refurbish the property into a good condition for the future.



7. Unit 11 Modern staircase

Some detailing remains on the staircase, of no particular value. This stair is to be removed.



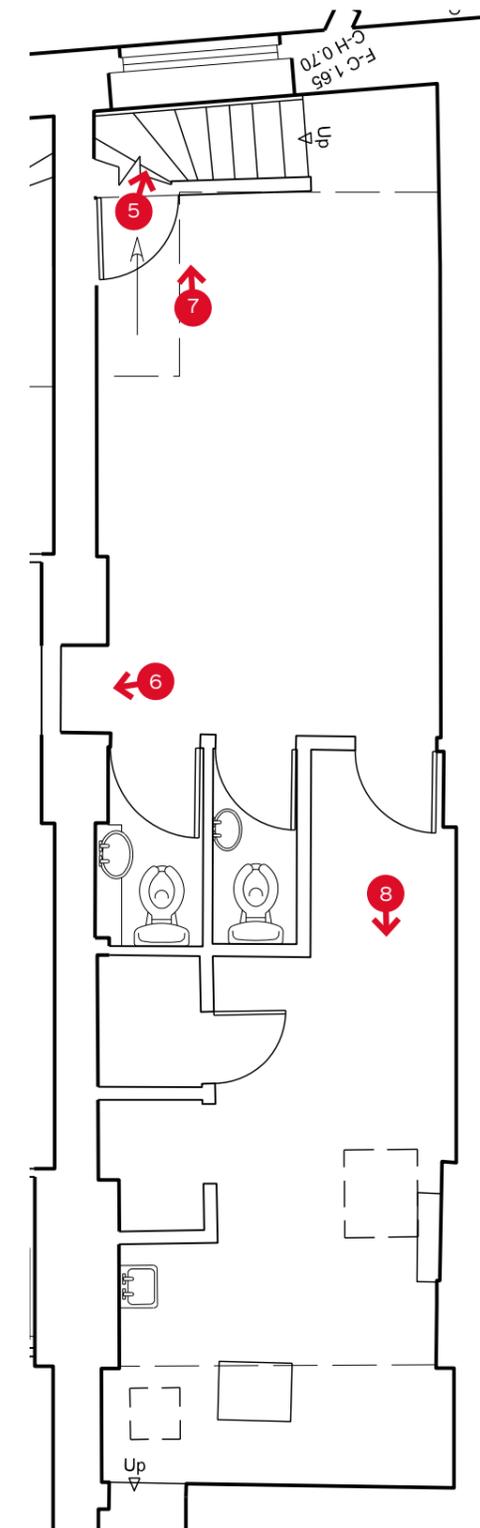
6. Unit 11 Fire escape

There is an existing fire escape opening between units 9 and 11 which has currently been boarded up. This will be reopened as originally intended to allow better linkage between the two units.



8. Unit 11 Basement

Recently refurbished, no historic fabric remains. The existing coal chute nook will remain open, which helps to add character to the space.



Unit 11 Basement Floor Plan (Not to scale)

External Entrance Works, Signage & Branding

Entrance Works

The entrance to No. 7 features a small step at the threshold. As the main entrance to the building for users and deliveries, the step is impractical and prevents ease of access for wheelchair users. The design solution proposes that the modern paving in front will be graded to provide level access. The historic stone to the entrance step will remain in place, the paving finish will match the existing, and the existing light fittings will be reinstated.

The existing double doors to No. 7 will be rehung within the existing frame/opening to open outwards for escape. A new intercom with fob access for use during opening hours will be located in place of the existing at a height suitable for wheelchair users.

Signage & Branding

Current signage along the Avenue is uniform in appearance. The proposed hanging signs would co-ordinate with these design parameters to match with the existing streetscape:

- › Oval shape sign in black to match existing shape and detailing entirely;
- › Hung on existing hangers;
- › White font to match existing in size and type; and
- › New awnings with sign to match existing and others in the Avenue

The main entrance to the offices at number 7 would have a sign above the door in applied vinyl to aid wayfinding, and the brass Sicilian House plaques would be replaced with new brass signs. All would be designed in a sympathetic manner to the heritage property in a similar style to the existing.

All new signage will be part of an advert application in due course.



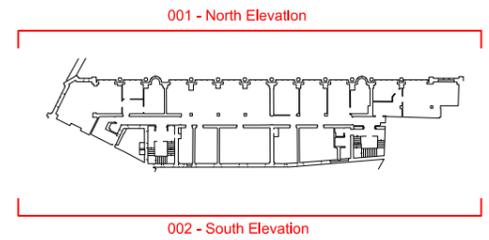
Existing North Elevation

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Key Plan 1:500 @ A1



21.00 m Above Ordnance Datum

00	First Issue	10-07-18	MB	SB
Rev	Description	Date	Drawn	Checked

Status
FOR INFORMATION

Client
LABs Holborn

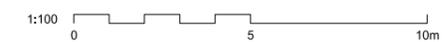
Project
LABs Sicilian Avenue and Vernon House
Holborn, London

Drawing
**EXISTING
NORTH ELEVATION**

Scale	Drawn	Date	Checked
1:100@A1	HEG	11-06-18	SB
Project no.	Dwg	Revision	
15166	EX(05)001	00	

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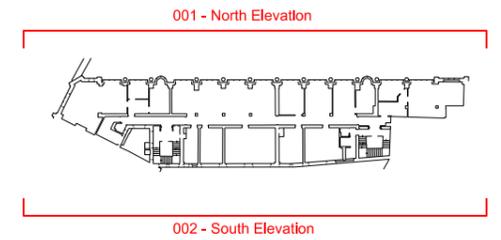
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Proposed North Elevation

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Key Plan 1:500 @ A1



A(31)001

21.00 m Above Ordnance Datum

New hanging sign to match existing, and other hanging signs in Sicilian Avenue. White font on a black background. Refer to detail drawing.

New black awning with white writing matching existing awnings.

Ground floor shop fronts and stonework to be cleaned and timber frames repainted in a colour to match existing.

2 no. New hanging signs to match existing, and other hanging signs in Sicilian Avenue. The restaurant name (Vendor TBC) will be written in white font on a black.

New black awning with white writing to say the restaurant's name (vendor TBC) matching existing awnings.

New paving in front entrance to gradient from street level up to top step level. Paving to match existing yorkstone. Existing light fittings to be reinstated. Existing door to be reinstated after works, rehung on an outward opening direction for fire escape. New vinyl signage to top glazed panel. New plaque in brass to replace existing Sicilian House plaque. Refer to detail drawings

02	Issue for planning	13-08-18	HEG	SB
01	Stage 3 Draft Issue	10-08-18	HEG	SB
00	First Issue for planning	30-07-18	HEG	SB
Rev	Description	Date	Drawn	Checked

Status
FOR INFORMATION

Client

LABs Holborn

Project

LABs Sicilian Avenue and Vernon House Holborn, London

Drawing

PROPOSED NORTH ELEVATION

Scale	Drawn	Date	Checked
1:100@A1	HEG	11-06-18	SB
Project no.	Dwg	Revision	
15166	A(05)001	02	

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Proposed Alterations - North Elevation

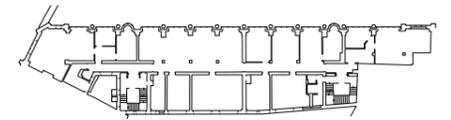
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Key Plan 1:500 @ A1

001 - North Elevation



002 - South Elevation

KEY

- Existing door to be removed and protected during entrance paving works, and reinstated once works are complete
- Existing paving removed, and replaced with a gradient up to top step level. Historic stone of step retained. Refer to detail drawing (31)001 for locations



21.00 m Above Ordnance Datum

00	First Issue for planning	30-07-18	HEG	SB
Rev	Description	Date	Drawn	Checked

Status
FOR PLANNING

Client
LABs Holborn

Project
LABs Sicilian Avenue and Vernon House
Holborn, London

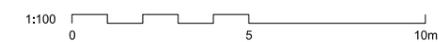
Drawing
**ALTERATIONS
NORTH ELEVATION**

Scale	Drawn	Date	Checked
1:100@A1	HEG	11-06-18	SB

Project no.	Dwg	Revision
15166	DEM(05)001	00

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Proposed Front Entrance Detail Elevation

Key Elevation 1:500 @ A1

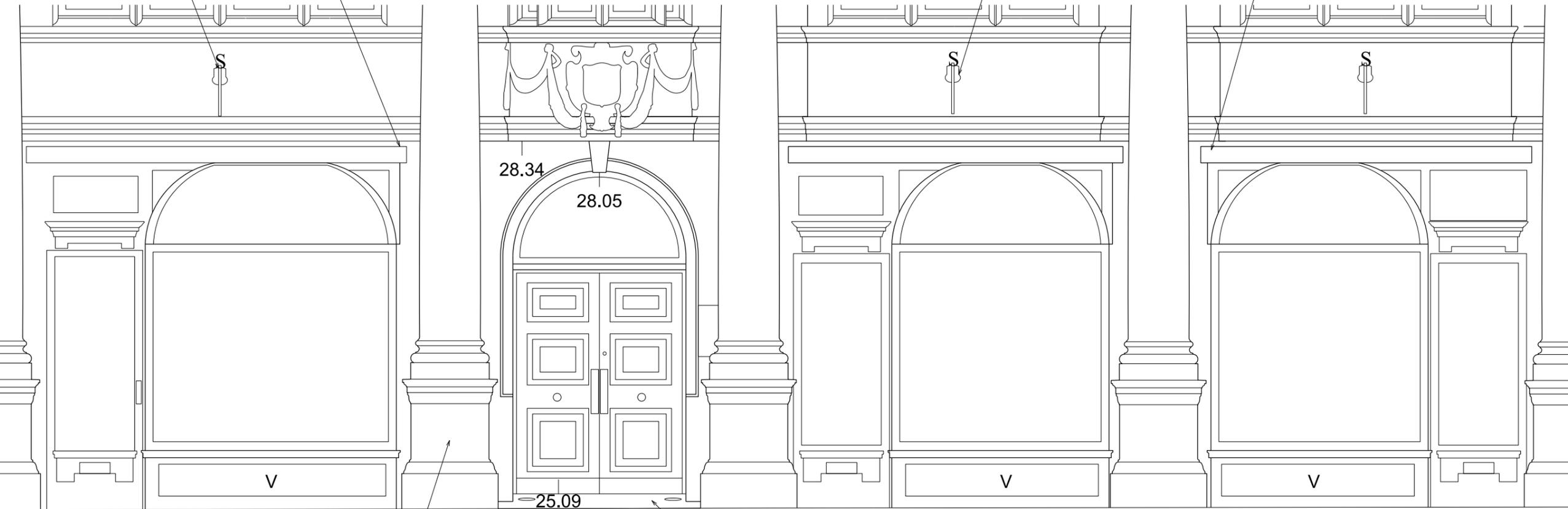


New hanging sign to match existing, and other hanging signs in Sicilian Avenue. White font on a black background. Refer to detail drawing.

New black awning with white writing matching existing awnings.

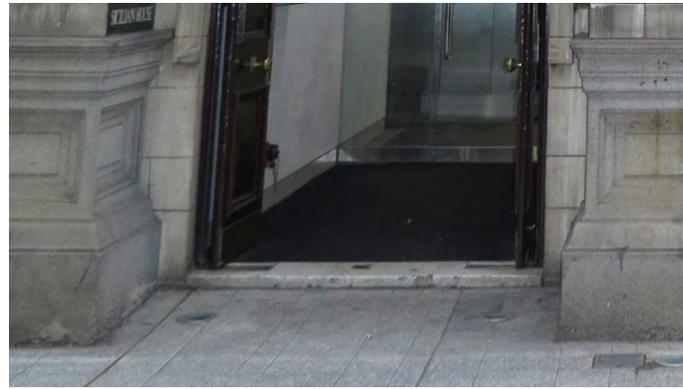
2 no. New hanging signs to match existing, and other hanging signs in Sicilian Avenue. The restaurant name (Vendor TBC) will be written in white font on a black.

2 no. New black awnings with white writing to say the restaurant's name (vendor TBC) matching existing awnings.



Ground floor shop fronts and stonework to be cleaned and timber frames repainted in a colour to match existing.

New paving in front entrance to gradient from street level up to top step level. Paving to match existing yorkstone. Existing light fittings to be reinstated. Existing door to be reinstated after works, rehung on an outward opening direction for fire escape. New vinyl signage to top glazed panel. New plaque in brass to replace existing Sicilian House plaque to read 'LABs Avenue, Sicilian House'. Refer to detail drawings



Existing step



Hanging signs to be replaced



Existing plaque entrance sign to be replaced

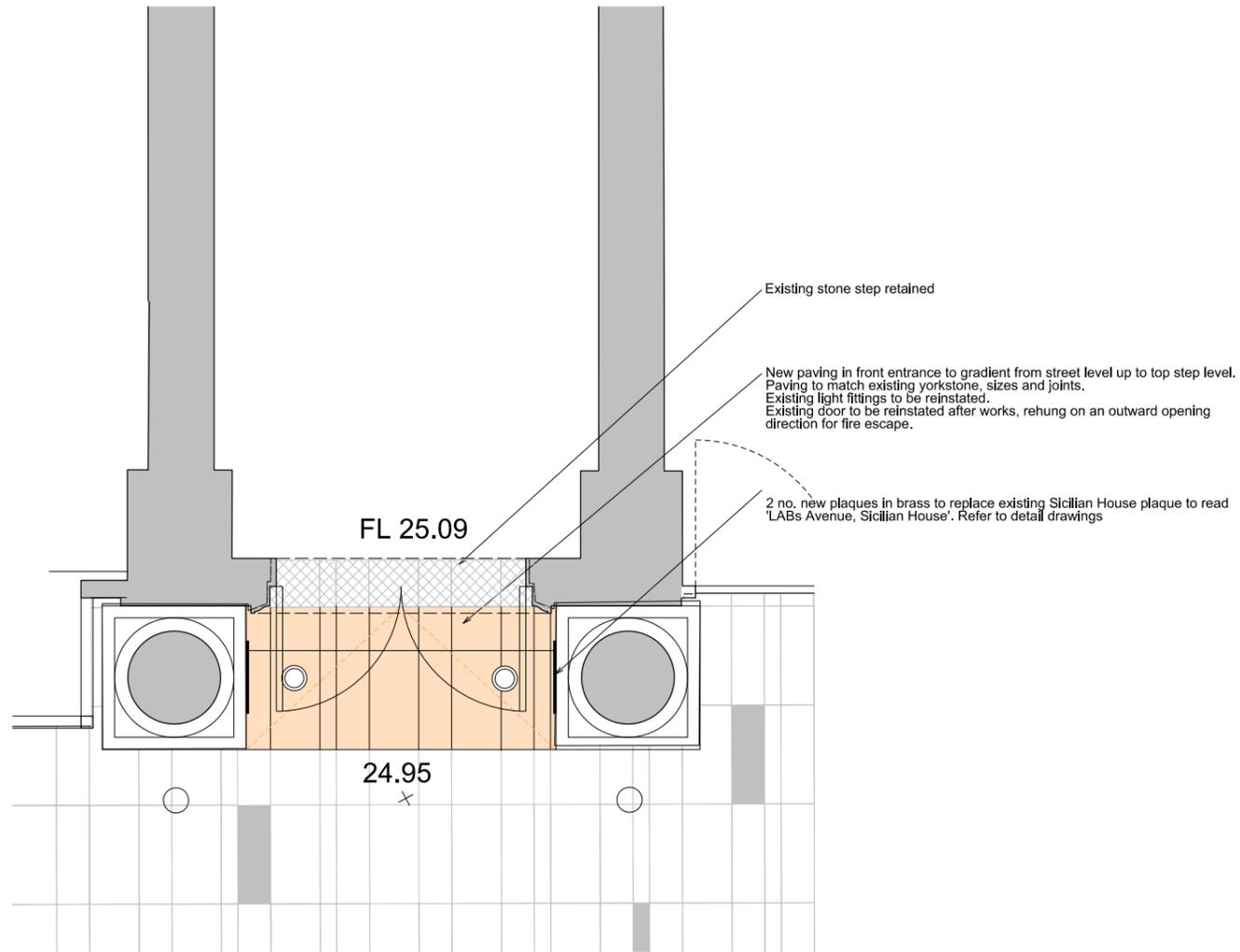
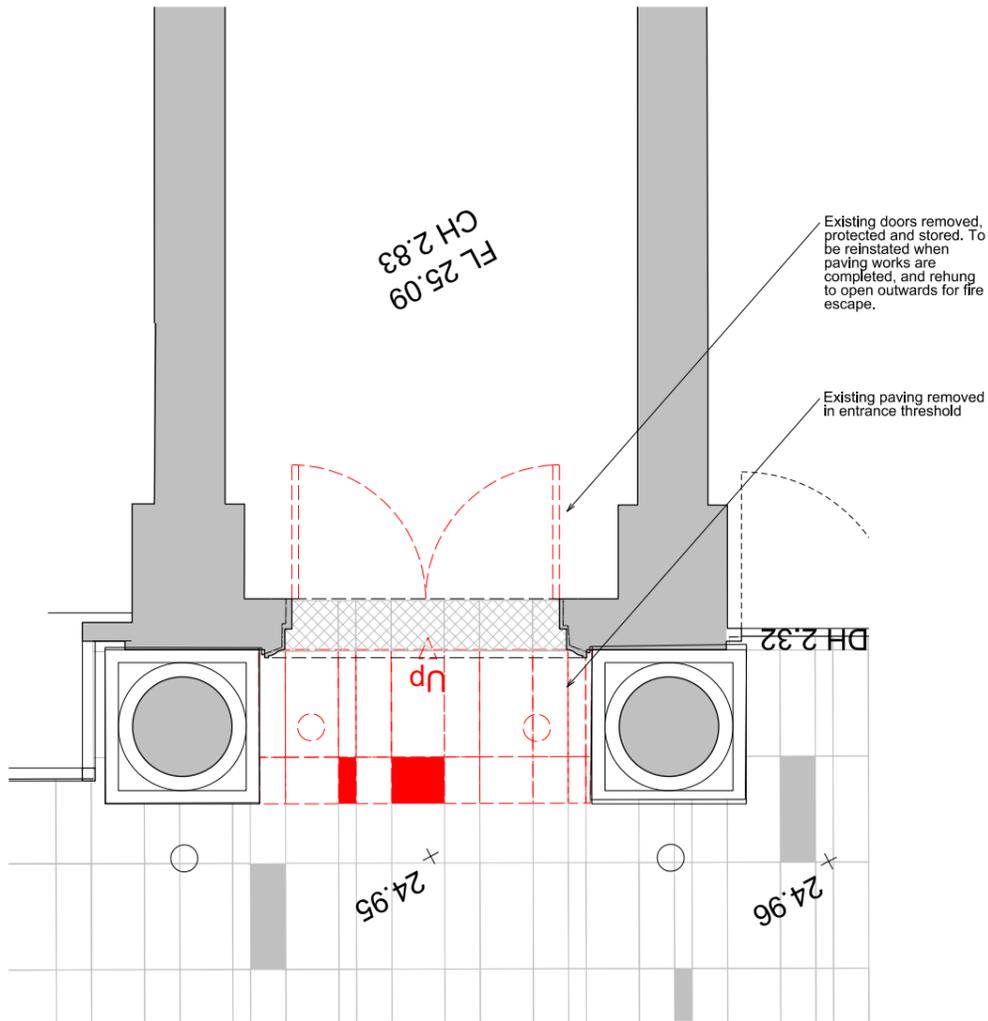
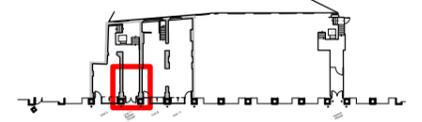


Existing awning signs to be replaced

Proposed Front Entrance Detail Plans

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Key Plan 1:500 @ A1



 Existing stone removed and replaced with new at a gradient from pavement level up to top step level
 Existing stone step retained

01 Sicilian House Entrance - Alterations

02 Sicilian House Entrance - Proposed

00	First Issue for planning	30-07-18	HEG	SB
Rev	Description	Date	Drawn	Checked

Status

FOR PLANNING

Client

LABs Holborn

Project

LABs Sicilian Avenue and Vernon House Holborn, London

Drawing

**PROPOSED
 GROUND FLOOR PLAN
 ENTRANCE DETAIL**

Scale	Drawn	Date	Checked
1:20@A1	HEG	11-06-18	SB

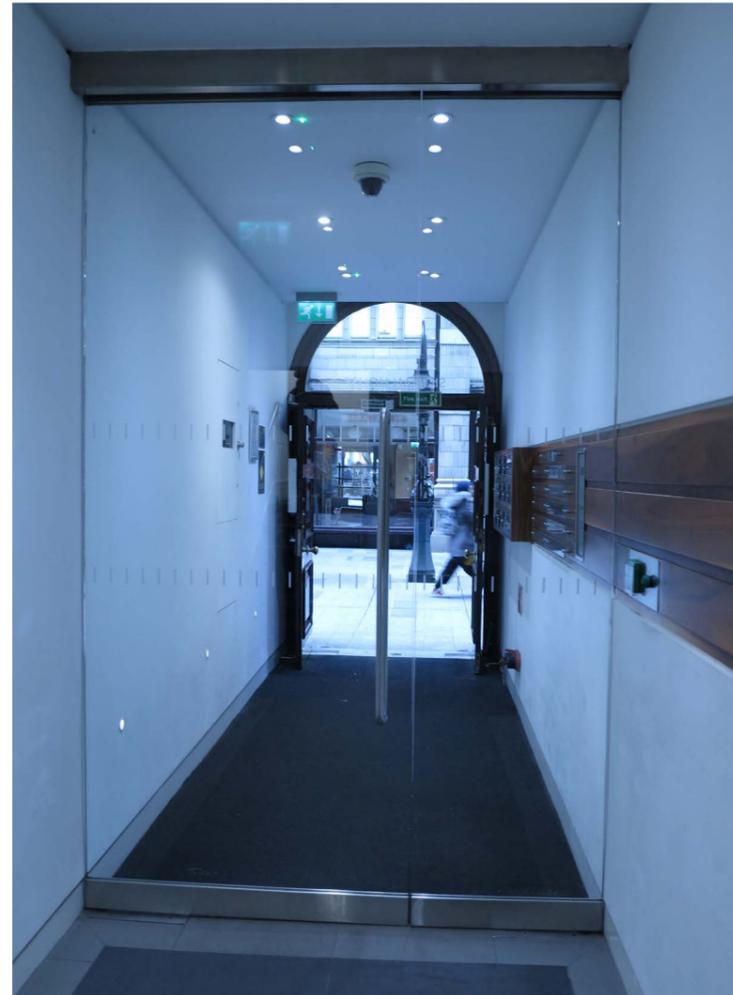
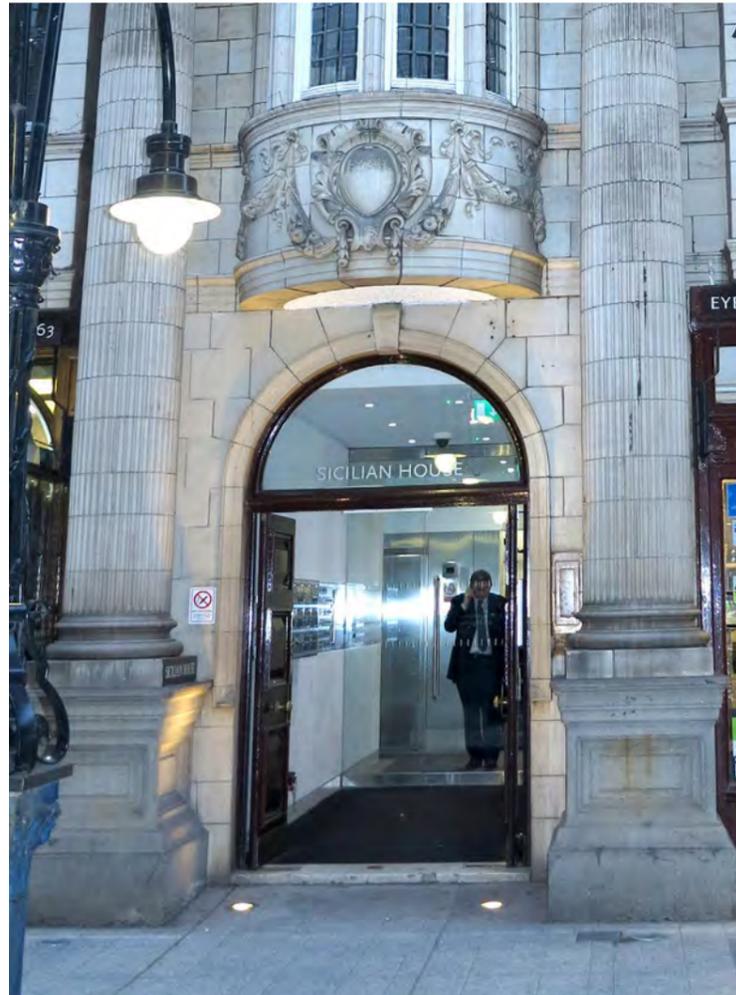
Project no.	Org	Revision
15166	A(31)002	00

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Appendix A - Alterations to Historical Fabric

No. 7 Office Entrance - Historical Fabric Alterations



- The historic stone to the entrance step will remain in place, while modern paving is relaid at a gradient up to the step threshold
- The existing double doors to No. 7 will be rehung within the existing frame/opening to open outwards for escape
- External stone to the ground floor will be cleaned and repaired where necessary by a specialist contractor.
- The modern plasterboard wall lining and ceiling will be stripped out, and the historic fabric underneath refurbished. It will be repaired, and the coving and skirting reinstated where damaged or removed to bring it in line with the heritage finishes in the adjacent units.

Note: no alterations to historical fabric in No.7 basement

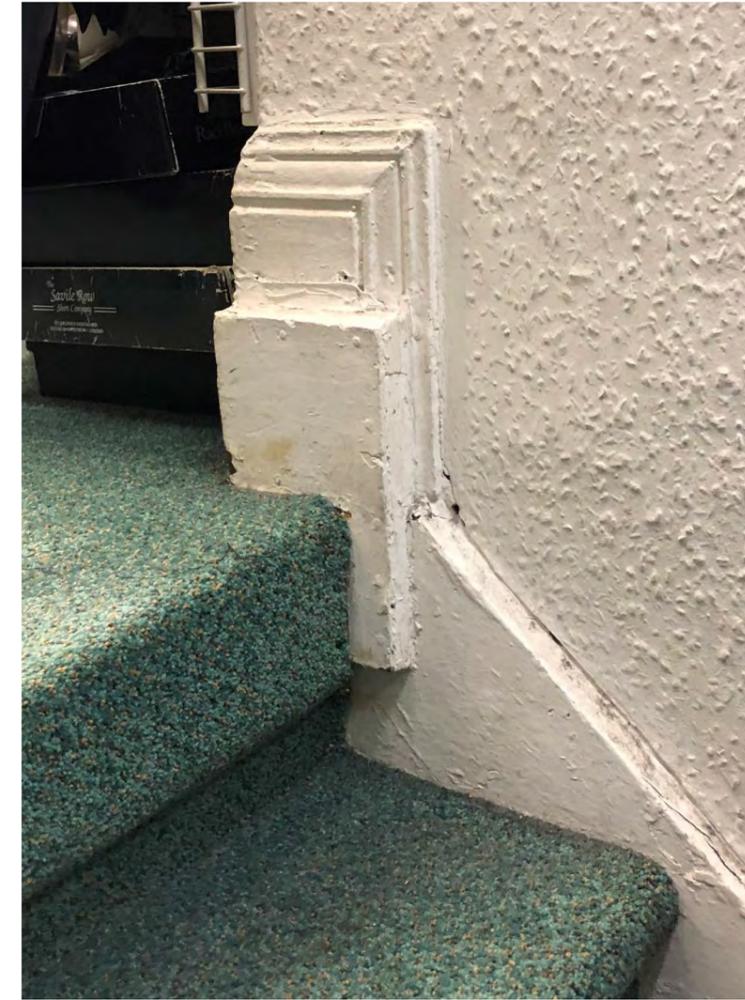
Unit 5 Ground Floor - Historical Fabric Alterations



- Shop fronts will be retained, repaired and repainted to match the existing finish
- A window seat will be fitted into the window bay



- The historic timber treads will be repaired and made good, and retained for a durable finish
- The modern balustrade will be removed and a new high quality balustrade fitted in line with the heritage finishes in the building



- Skirtings and covings will be retained, and repainted white.

Note: no alterations to historical fabric in Unit 5 basement

Unit 9 & 11 Ground Floor - Historical Fabric Alterations



- Shop fronts will be retained, repaired and repainted to match the existing finish
- A window seat will be fitted into the window bay



- Grey terrazzo retained. Red terrazzo to be replaced with new
- Windows to be redecorated to match existing finishes
- Coving and skirting to be redecorated to match existing
- 2 no. new openings to be made in historic wall between unit 9 and 11. Openings to be 2.5m high
- New surface mounted and suspended light fittings, with surface mounted conduit.



- Staircase removed in unit 11. This is a modern staircase in the location of the original.

Unit 9 & 11 - Basement Historical Fabric Alterations



- The historic timber treads will be repaired and made good, and retained for a durable finish
- The modern balustrade will be redecorated. Toilets will be built in underneath the staircase with plasterboard partitions meeting the underside of the staircase



- Windows will be retained, repaired and repainted to match the existing finish



- 2 no. new openings to be made in historic wall between unit 9 and 11. One opening to be in the location of the existing fire escape door which is currently boarded up, and one single doorway to the rear of the unit.

Appendix B - Heritage Commentary

HERITAGE CONSIDERATIONS

Significance Assessment

The National Planning Policy Framework¹ (NPPF) defines ‘Significance’ as ‘*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*’ ‘Conservation Principles, Policies and Guidance for the sustainable management of the historic environment’², describes instead a range of heritage values, arranged in four groups, which may be attached to places as follows:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Sicilian Avenue is listed as a shopping parade with offices above. As such, its main value is placed on their historic and architectural contribution to the area at large. The interior of the building has been largely altered and stripped of original features.

The significance of the avenue as a whole is considered high, given the role the complex has played in the character of this particular area of Holborn since its inception at the beginning of the 20th century.

1. Proposed works and impact on the significance of Sicilian Avenue

The proposals aim to refurbish and upgrade three units and one entrance to the upper floors on the south side of the shopping parade. The works include:

- Connecting units 9 and 11.** The openings are proposed between structural columns and of relatively modest size in relation to the scale of the room. The retail units would retain their cellular appearance as the separating walls would remain mostly intact.
- Removal of redundant contemporary staircase in unit 11.** The removal of this staircase will maximise the use of space therefore expanding the retail offer and granting continuity of use to the currently semi-vacant units.
- New opening to create access between No.7 and unit 5.** This is proposed as a jib door with a hidden door frame, and finishes to match the adjacent walls. This solution is intended to cause minimal impact on the linear nature of the office entrance corridor.

All the works will be carried out under strict conservation standards.

Research and professional judgement has been used to determine the significance of the assets. The values have been defined using the following grading scale:

VERY HIGH/HIGH: Elements belonging to the original concept and design, fundamental part of the building typology and contributing to its townscape presence. These parts should be retained.

MEDIUM: Internal elements that belong to the original structure, concept and design and still possess some original features, i.e. possible remains of fireplaces. This category also comprises those ensembles that represent very good surviving examples of spatial organization of the original structure. For these parts alterations, changes or removals have to be treated with particular attention.

LOW OR NEGLIGIBLE: Internal elements that remain from the original plan-form but do not have any value per-se and, due to later alterations, have lost their contextual meaning. These parts can be removed according to new design decisions.

The impact of the proposed works on the individual architectural elements was assessed following the BS 7913:2013 table ‘*Magnitude of impact plotted against value*’; the magnitude of the impact may be either adverse or beneficial.

VALUE	VERY HIGH	NEUTRAL	SLIGHT	MODERATE/LARGE	LARGE/VERY LARGE	VERY LARGE
	HIGH	NEUTRAL	SLIGHT	SLIGHT/MODERATE	MODERATE/LARGE	LARGE/VERY LARGE
	MEDIUM	NEUTRAL	NEUTRAL/SLIGHT	SLIGHT	MODERATE	MODERATE/LARGE
	LOW	NEUTRAL	NEUTRAL/SLIGHT	NEUTRAL/SLIGHT	SLIGHT	SLIGHT/MODERATE
	NEGLIGIBLE	NEUTRAL	NEUTRAL	NEUTRAL/SLIGHT	NEUTRAL/SLIGHT	SLIGHT
	NO CHANGE	NEGLIGIBLE	MINOR	MODERATE	MAJOR	
MAGNITUDE OF IMPACT						

The schedule lists some of the existing and altered elements remaining in the building, which are probably original or later work of architectural interest and significance. It is not intended to be fully comprehensive, but to give sufficient guidance on the preparation of proposals for repair and alteration.

Summary Impact appraisal of Works

Note: Principal works only. This is not a fully detailed schedule of works.

¹ National Planning Policy Framework. Department of Communities and Local Government. March 2012.

² Historic England. April 2008.

UNIT	PROPOSED INTERVENTION	IMPACT
Unit 5	New opening to No 7 (office entrance)	MODERATE/LARGE
No 7	New opening to Unit 5	MODERATE/LARGE
Unit 9	New openings to Unit 11	MODERATE
Unit 11	New openings to Unit 9	MODERATE
	Removal of contemporary staircase	SLIGHT/MODERATE

Although the impact of the proposed opening between the office entrance and Unit 5 is moderate to large, the benefit of added security for the offices upstairs and the compromise of reinstating the lost character of No 7 are considered to justify the intervention.

Historic England Conservation Principles accepts that change is part of the life of heritage assets: 'Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change'. We believe that the proposed works are necessary to facilitate the full occupancy of the building in the short and long term, and the impact is considered generally beneficial.

PLANNING CONSIDERATIONS

This section provides supplementary information about the extent of the impact of the proposals on the significance of Sicilian Avenue in accordance with National and Local Policies.

Planning (Listed Building & Conservation Areas) Act - Section 66 & 72

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also provides that, in respect of development affecting conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework March 2012

126 - Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an

irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

128 - 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 [...]

131- In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. [...]

134 - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The London Plan March 2016

The London Plan defines the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.

Policy 7.8 - Heritage assets and archaeology Strategic

A - London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B - Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C - Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D - Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E - New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

Supporting text

4.29- London's built and landscape heritage provides a depth of character that has immeasurable benefit to the city's economy, culture and quality of life. [...] Ensuring the identification and sensitive management of London's heritage assets in tandem with promotion of the highest standards of modern architecture will be key to maintaining the blend of old and new that gives the capital its unique character.

430- Crucial to the preservation of this character is the careful protection and adaptive re-use of heritage buildings and their settings. [...]

7.31A - Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. [...]

Draft New London Plan

Consultation for the Draft New London Plan ran from 1 December 2017 to 2 March 2018. The Examination in Public (EiP) is targeted for autumn 2018, and adoption of the plan in autumn 2019. Although not yet adopted, the Draft Plan policies are a material consideration as they hold weight, albeit limited weight, in decisions going forward. As such the proposal has taken into account the Draft Plan policies. Policy HC1 Heritage Conservation and Growth

(c) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their

surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

(d) Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

Supporting Text

7.1.3 Ensuring the identification and sensitive management of London's heritage assets in tandem with promotion of the highest standards of modern architecture will be essential to maintaining the blend of old and new that gives the capital its unique character.

7.1.7 Heritage significance can be represented in an asset's form, scale, materials and architectural detail and, where relevant, the historic relationships between heritage assets. Development that affects the settings of heritage assets should respond positively to the assets' significance, local context and character to protect the contribution that settings make to the assets' significance. In particular, consideration will need to be given to impacts from development that is not sympathetic in terms of scale, materials, details and form.

Camden Local Plan 2017

The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents adopted in 2010. The Local Plan will cover the period from 2016-2031.

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss [...]

Policy D2 Listed Buildings

To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;

- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

The proposals have been designed taking in consideration the above policies and guidance. The significance of the assets has been assessed according to BS 7913:2013, and the Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, HE 2008.

Justification of the Proposals

The proposals are considered generally beneficial, improving the condition of a valuable heritage asset, and granting the building a continuous suitable use hence safeguarding the significance that Sicilian Avenue holds for present and future generations.

It is considered that the proposed alterations do not affect the special interest of the building; the level of proposed intervention is acceptable in conservation terms and is substantiated by the research undertaken.

