



Historic England

Ms Colette Hatton
London Borough of Camden
Development Management
Town Hall
Judd Street
London
WC1H 9JE

Direct Dial: 07990 339977

Our ref: **W:** L01085045

17 July 2019

Dear Ms Hatton

Arrangements for Handling Heritage Applications Direction 2015

57-59 MONMOUTH STREET SEVEN DIALS LONDON WC2H 9DG

Application No. 2019/2233/L

Thank you for your letter of 25 June 2019 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to comment in detail, but offer the following advice to assist your authority in determining this application.

Historic England Advice

The application site forms parts of a Grade II listed terrace within the Comyn Ching Triangle, an important mixed use regeneration project executed in three phases from 1978-91 by the Terry Farrell Partnership, the significance of which is set out in detail in the listing entries (updated 2017). Farrell's work combined the restoration and remodelling of existing 17th-19th century listed buildings and shop fronts with the design and erection of new buildings and the creation of a new landscaped public space.

Work undertaken to existing listed buildings combined the approaches of informed restoration with the introduction of new material in the vibrant post-modern style. In our view, the staircase located to the rear of the building makes a moderate contribution towards the special interest of the building as a reproduction based on an 18th century example from the Inns of Court and its loss would result in a small amount of harm to the significance of the building.

Recommendation

We recommend that this application is determined in accordance with national and local policy guidance and that you seek the views of your specialist conservation adviser. In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to



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have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

We have drafted the necessary letter of authorisation (attached) for your authority to determine the application as you see fit and referred the case to the National Planning Casework Unit (NPCU). You will be able to issue a formal decision once NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Please note that this response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority. The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

Sarah Freeman

Inspector of Historic Buildings and Areas

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