



Historic England

Mr John Diver  
London Borough of Camden  
Development Management  
5 Pancras Square  
London  
N1C 4AG

Direct Dial: 020 7973 3091

Our ref: P01306430

8 April 2021

Dear Mr Diver

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**ST PANCRAS HOSPITAL 4 ST PANCRAS WAY LONDON NW1 0PE  
Application No. 2020/4825/P**

Thank you for your letter of 25 March 2021 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

Additional views of the development from St Pancras Gardens have been submitted, which we recommended should be tested in our previous advice letter. The winter views reveal the extent of the visibility of the proposed development and further viewpoints have been tested in relation to specific heritage assets within the gardens, such as the Grade I listed tomb of Sir John Soane. We do not consider that these views introduce any further harm to heritage assets than what we have previously identified, and therefore refer you to our original advice.

There would be a harmful impact on the significance of the conservation area through the loss of legibility and coherence of the Victorian hospital complex and wider townscape. St Pancras Gardens represents an important vantage point within the conservation area, with views of, and into, the site.

However, we do not consider that the gardens themselves as an individually Grade II designated heritage asset would necessarily be harmed in the same way. The proposed additional built form would not adversely impact the ability to appreciate its significance. Similarly, any harm to the significance of the listed monuments within the gardens, including the tomb of Sir John Soane, would be limited.

Minor changes have been made to the detailed design of the proposed development and we are content to defer to the advice of your design and conservation colleagues



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on this matter.

## **Recommendation**

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 189, 190 and 194 of the NPPF.

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

## **Alexander Bowring**

Inspector of Historic Buildings and Areas

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