

Our ref: JCH00837

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## 2021/3225/P: MURPHY'S YARD

1. This Note has been prepared by RPS in response to the letter from Historic England, dated 31 January 2022, regarding the application for planning permission at Murphy's Yard. It addresses the built heritage elements of the Historic England letter only, with all townscape and visual matters considered by the response provided by the Townscape Consultancy.
2. In their consultation response, Historic England have raised concerns related to the impacts to the Grade II listed Christ Apostolic Church, which is located on Highgate Road, proximate to the site. They have not identified any impacts to any other listed buildings. Although Historic England have not quantified the extent of the impact to the significance of the listed building, they have stated that the:  
*"proposed development would loom behind this important building, so that the spires would be seen with the new development behind them relatively close by rather than against the sky, reducing the landmark quality of the building, a significant adverse impact"*.
3. They have not gone on to quantify whether this impact equates to substantial or less than substantial harm to the significance of the listed building. The impacts to the significance of the church were considered in detail in the Built Heritage Statement prepared by RPS and submitted as part of the application. This concluded that the proposed development would result in a medium adverse impact, representing a moderate level of less than substantial harm, to the significance of the listed building.
4. This identified impact is based on the maximum parameters presented in the application and would arise principally through the alteration of the backdrop and reduction in the landmark qualities of the listed building. However, it should be noted that this represents a "worst case" scenario and the detailed design phases, to be determined through future reserved matters applications, offer considerable scope to reduce the visual impact of the proposals in views from Highgate Road and to reduce the harm to the listed building's significance.
5. Therefore, the current impacts are considered to be less than substantial in magnitude and should be weighed under paragraph 202 of the NPPF against the public benefits of the proposed development. This less than substantial harm will also likely be lowered in magnitude through the provision of more detailed design and mitigation measures as part of future applications.
6. I trust that this information clarifies the potential impacts to heritage assets and assists with the determination of this application.