



Historic England

LONDON OFFICE

Mr Robin Sedgwick
Southwark Council
Chief Executive's Department
Development Management (5th floor - hub 2)
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London
SE1P 5LX

Direct Dial: 020 7973 3774

Our ref: P00498070

3 February 2016

Dear Mr Sedgwick

SKIPTON HOUSE, 80 LONDON ROAD, PERRY LIBRARY, 250 SOUTHWARK BRIDGE ROAD; & KEYWORTH STREET HOSTEL, 10 KEYWORTH STREET, LONDON SE1

Thank you for consulting us on the current submitted proposals above. Historic England has been engaged in giving pre-application advice on the proposals over the past year. I enclose copies of these letters, which set out our position in detail. As set out in the letter dated 3 December, 2015, we believe that the proposed tower would harm the significance of the listed buildings within the Westminster World Heritage site by reducing the visual primacy of the historic buildings. This is particular evident in the LVMF view from the Serpentine Bridge.

In addition, we note that the proposed tower will have a harmful impact upon the settings of conservation areas and listed buildings in other views, particular from West Square and Trinity Church Square.

In our view, the cumulative impact of the proposals on the historic environment causes harm that has not been justified. In that regard, we do not believe the proposals represent sustainable development as required by the NPPF, and we therefore object to them.

We would also expect your council to notify the DCMS regarding the impact on the Westminster World Heritage site as set out under Section 172 of the UNESCO guidelines.

If you have any queries, please do not hesitate to contact me.



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3700
HistoricEngland.org.uk





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Yours sincerely



Michael Dunn

Principal Inspector of Historic Buildings and Areas

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cc: Sam Hine, DP9



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