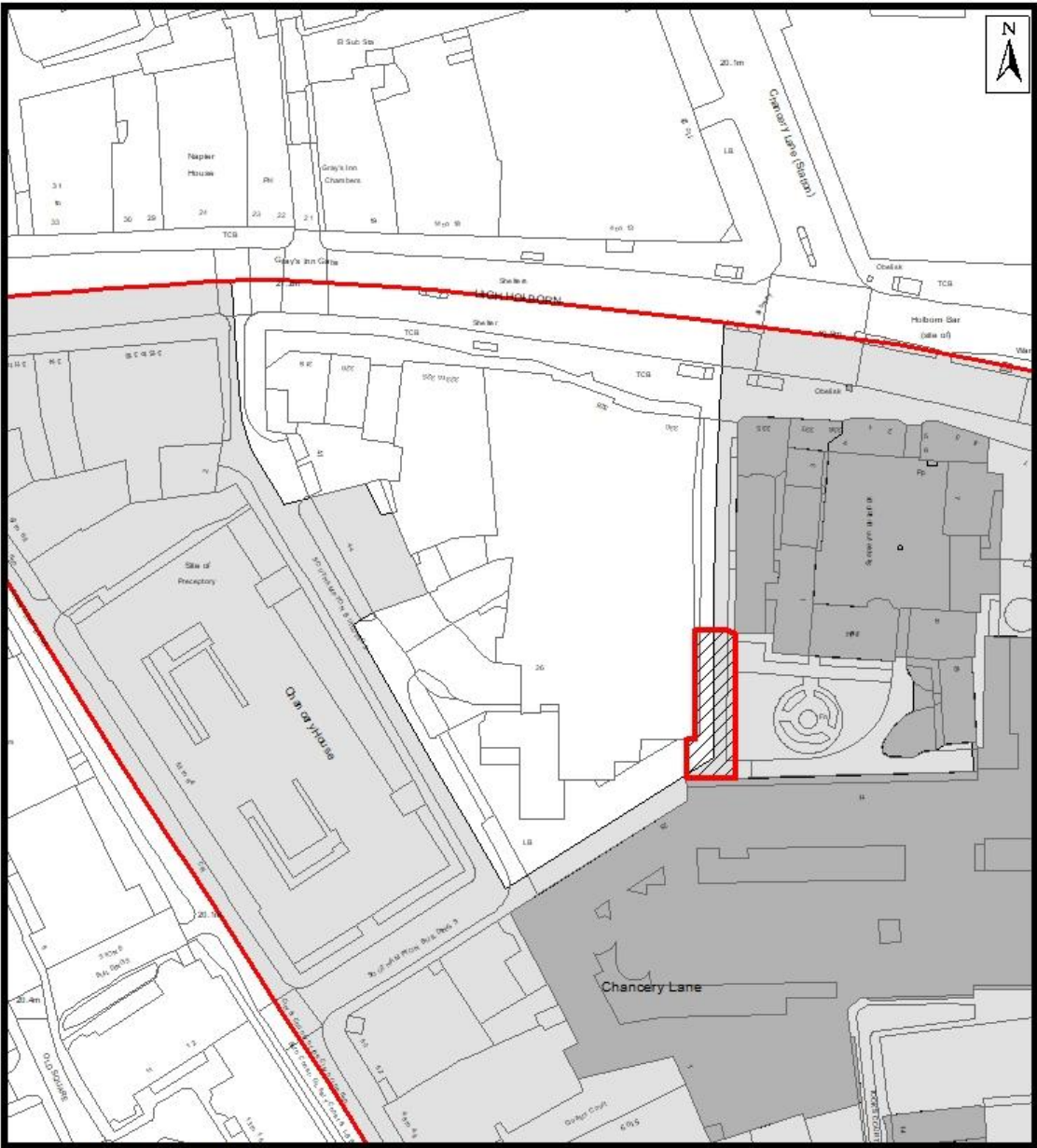


Committee:	Date:
Planning Applications Sub Committee	17 th June 2025
Subject: Staple Inn Buildings North and South & the Hall, Staple Inn, 335 & 336 High Holborn, London WC1V 7PZ Minor works to attached railings and gate piers at Staple Inn Buildings and The Hall, Staple Inn (335 & 336 High Holborn) associated with the development at 326-332 High Holborn & 26 Southampton Buildings (Holborn Gate), 319-325 High Holborn (Heron House) and 44 Southampton Buildings (Reference Number: 24/01262/FULMAJ).	Public
Ward: Farringdon Without	For Decision
Registered No: 24/01247/LBC	Registered on: 25 November 2024
Conservation Area: Chancery Lane	Listed Buildings: Grade II and II*

Recommendation

(1) That Listed Building Consent be granted for the above proposal in accordance with the details set out in the attached schedule.





Site Location Plan



© Crown copyright and database rights 2024 OS 100023243

ADDRESS:
High Holborn

CASE No.
24/01247/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



**CITY
OF
LONDON**

ENVIRONMENT DEPARTMENT

Existing Site Photographs



Images 1 and 2 : Staple Inn North Gate and railings to be removed and modified by the works





Image 3 and 4 : Staple Inn South Gate railings to be d modified by the works



Main Report

Background

1. An application for Listed Building Consent has been submitted alongside planning application 24/01262/FULMAJ for minor alterations to two sets of railings and gates which are located along the eastern and southern site boundary of the Holborn Gate application site. One set adjoins the Grade II listed building at 335 & 336 High Holborn and is known as Staple Inn North Gate and another set adjoins Grade II* 25 Southampton Building, known as Staple Inn South Gate.
2. These gates and railings connect to Staple Inn Gardens and secure their private land. There is no public right of way in the area between the gates. However, the route is a permissive path and they are usually left open during the day and generally closed at night and at weekends. The end section of each railing appears to have been modified when linked to the facades of the existing buildings on the Holborn Gate application site.
3. The site is also located within the Chancery Lane Conservation Area, and within the setting of a number of listed buildings as set out within the accompanying report for 24/01262/FULMAJ.

Proposals

4. The proposal seeks to undertake minor alterations of railings and gates which are physically attached to parts of the Holborn Gate application site 24/01262/FULMAJ. This is to facilitate the construction of the proposals should they be approved. The railings and gates would be removed, stored and reinstated following the completion of construction. Amendments are also proposed to some parts of the removed railings, involving replacing some modern sections at ground level with a new flush bottom rail.

Consultations

5. Press Notice and Site Notice to which there have been no responses. Historic England have been consulted and advised the City of London to determine the application. Victorian Society and Twentieth Society were also consulted and did not respond.

Assessment

6. Significance of 335- 336 High Holborn: The listed buildings comprise red brick offices with terracotta dressings and granite faced ground floor, dating from c.

1903 with later alterations. This is derived from architectural interest as a handsome building with fine terracotta and brick facades and attached wrought iron railings, and is of historic interest as an early 20th century office building, designed by Waterhouse.

7. With specific regard to Staple Inn North Gate railings, their date is unknown, however, it is likely that the railings which run alongside the Holborn Gate building have been altered, designed and replaced in the 1960s. The gates and railings have interest as part of the collegiate enclave of the former Staple Inn complex and the gates are crafted and include gilded finials. The only sections which would require alteration would be the sloped modern 1960s sections, with the bottom band running flush to the ground rather than the sloped nature of the existing condition which has been designed to respond to the existing building at Holborn Gate. All other elements will be removed stored, repaired and reinstated.
8. The proposed replacement railing would be like-for-like in materiality and would only impact already altered areas of railing which date from the 1960s so would not result in any loss of fabric that is of a high heritage significance. A condition would be attached for a methodology for the protection of the railings when they are removed and reinstated as well as final design details.
9. Significance of 25 Southampton Buildings: Architecturally the buildings are of considerable interest: the complex is formed of six distinct blocks with different architectural treatments. The principal architectural interest of the building lies in the surviving interior spaces, such as the atrium Reading Room with two gallery floors with decorative ironwork and Corinthian columns. Further interest is derived from the building facades which display handsome Victorian and Edwardian architectural detailing. The Furnival Street and Southampton Buildings façades are particularly elaborate in their architectural detailing and make a positive contribution to the historic commercial character of Holborn. Significant historic interest is also derived from its function as the reading room and offices for the Patent Office, a government body established in 1852 to grant patents, trademarks and design rights.
10. With specific regard to Staple Inn North Gate railings, these are dated to post war and evidence confirms these replaced earlier 20th century equivalents. The piers, gate and railings are of limited heritage value and are simple craftsmanship and have no direct architectural relationship with the former Patent office being a modern construct. However, these are embedded into the grade II* listed building and physically integrated with the wider railings of the former Patent office. The gates, railings and brick piers have interest as part of the collegiate historic enclave of the adjoining context in which the complex is located but associations are somewhat tangential and these make negligible contribution to heritage significance. The proposed alterations would again be to the sloped modern 1960s sections, with the bottom band running flush to the ground rather than the sloped nature of the existing condition which has been designed to respond to the

existing building at Holborn Gate. All other elements will be removed stored, repaired and reinstated whilst works are in progress.

Conclusions

11. The proposal would see the temporary removal of historic and 20th century railings gates and associated structures. To safeguard these features and elements of more varied interest during construction, these would be removed, reinstated and extended to match existing once the development of Holborn Gate is completed. Minor alterations are proposed to amend some of the railings, albeit limited to railings which have already been altered in the 1960s. As such, the proposal is not considered to result in any direct harm to the subject assets and complies with Local Plan CS12, DM12.3, Emerging City Plan HE1 and London Plan HC1.
12. Considerable importance and weight has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.
13. In consideration of the above, it is considered that the proposals are acceptable in terms of design and would not adversely impact on the special interest of the listed building.

Background Papers

Representations/Consultation Responses

18/02/2025	Historic England
26/02/2025	Historic England

Relevant Local Plan Policies

CS12 Conserve or enhance heritage assets

1. To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM12.3 Listed Buildings

1. To resist the demolition of listed buildings.
2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

SCHEDULE

APPLICATION: **24/01247/LBC**

Staple Inn Buildings North and South & the Hall, Staple Inn, 335 & 336 High Holborn, London WC1V 7PZ

Minor works to attached railings and gate piers at Staple Inn Buildings and The Hall, Staple Inn (335 & 336 High Holborn) associated with the development at 326-332 High Holborn & 26 Southampton Buildings (Holborn Gate), 319-325 High Holborn (Heron House) and 44 Southampton Buildings (Reference Number: 24/01262/FULMAJ).

CONDITIONS

Time Limit & Notification of Commencement

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the start of works on site shall be sent to Historic England, and a copy sent to the City of London Corporation at least seven days before the works hereby approved are commenced

REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990

Works to Match Existing

- 2 All new works and finishes and works of making good to the retained historic fabric shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.

Methodology

- 3 Prior to the commencement of relevant works, a method statement shall be submitted to and approved in writing by the Local Planning Authority setting out the methodology for the safe removal, storage, alteration methods and reinstatement of the railings. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.1, DM12.3.

Design Details

- 4 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

- (a) alterations to the railings;
- (b) repairs to the railings; and
- (c) details of any other amendments.

REASON: To ensure the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: CS12, DM12.1, DM12.3.

Approved Plans and Particulars

- 5 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this listed building consent:

084001 Proposed Site Plan
084110 Railings fixed to 25 Southampton Buildings – Demolition
084120 Railings fixed to 25 Southampton Buildings – Proposed
084121 Railings fixed to 25 Southampton Buildings – Proposed 2
084210 Railings fixed to Staple Inn Buildings North and South – Demolition
084220 Railings fixed to Staple Inn Buildings North and South – Proposed

REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.
- 2 You are requested to notify the Chief Planning Officer on commencement of the development in order that the works can be inspected and monitored.
- 3 This consent is granted having regard to planning considerations only and is without prejudice to the position of the City of London Corporation or Transport for London as Highway Authority; and work must not be commenced until the consent of the Highway Authority has been obtained.