

From: Hawkins, Helen <[REDACTED]>
Sent: 24 July 2025 14:27
To: Grierson, John <[REDACTED]>
Cc: PLN - Comments <[REDACTED]>
Subject: FW: Planning Application Consultation: 25/00905/PIP

THIS IS AN EXTERNAL EMAIL

Hi John

One of my colleagues sent this through to me. I would advise that there are no known significant archaeological issues on the site, but should it come in as a planning application, I'd be likely to recommend an archaeological condition for the site. It's located in an area of known archaeological potential and appears to have undergone little previous development, which increases the potential for archaeological survival.

Let me know if you need anything further

Regards

Helen

Helen Hawkins BA MA MCIFA

Archaeology Adviser, City of London
Greater London Archaeology Advisory Service (GLAAS)
Phone: [REDACTED] Mobile: [REDACTED]

Historic England, 4th Floor, Cannon Bridge House, 25 Dowgate Hill. London EC4R 2YA

www.historicengland.org.uk

Please send all your planning and pre-planning archaeology consultations to:
e-glaas@historicengland.org.uk

We will always store your personal details securely. We collect data that you provide to us and only ever collect the information we need in order to carry out our statutory purposes and that helps us to deliver and improve our services. We will only share personal data when we are required to by law or with carefully selected partners who work for us. If you would like to know more or understand your data protection rights, please take a look at our Privacy and Cookies Policy

Dear Sir/Madam

Please see attached consultation for Baltic Street West London EC1Y 0ST .

Consultation is for proposed works involving a material change to a building which is listed grade .

The application and associated documents are available for viewing at <http://www.planning2.cityoflondon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZ8B9ZFH0QH00>

Reply with your comments to PLNComments@cityoflondon.gov.uk.

Kind Regards

Planning Administration

On behalf of

John Grierson
Environment Department
City of London

Details

OUR REF: 25/00905/PIP

ADDRESS: Baltic Street West London EC1Y 0ST (Grid Reference: 532100, 182180)

PROPOSAL: Application for Permission in Principle for the erection a self-build single storey dwelling with detached single storey garage and gardens on the existing paved

pedestrian open space with 2no mature trees to be retained.

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: <http://www.cityoflondon.gov.uk>



Ensuring our heritage lives on and is loved for longer.

historicengland.org.uk

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available. For information about our use of your personal data please visit: historicengland.org.uk/terms/privacy



Historic England

Mr John Grierson

Direct Dial [REDACTED]

City of London Corporation

Planning Administration

Our ref: P01595378

Environment Department

1 August 2025

Dear Mr Grierson

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

**BALTIC STREET WEST LONDON EC1Y 0ST
Application No. 25/00905/PIP**

Thank you for your letter of 15 July 2025 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

We object to the Permission in Principle for the erection of a single storey dwelling with detached single storey garage to land north of Hatfield house and south of Baltic Street West. A proposal of this nature and in this location would cause significant level of harm to Hatfield House and the Golden Lane Estate.

Historic England Advice

Significance

Constructed shortly after the Second World War, the Golden Lane Estate was developed in response to the City's steadily declining residential population, a trend that had been ongoing since the early 20th century. Chamberlin, Powell and Bon (CPB) were appointed as architects following a design competition, and construction



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



began in 1952. The estate is defined by a series of rectilinear residential blocks and a central community centre, all set within a carefully conceived hard landscape. The buildings themselves made use of innovative curtain wall construction and introduced pioneering approaches to the design and planning of post-war housing in Britain.

Hatfield House (Grade II), sits the north of the Golden Lane Estate, built 1958-61 by Chamberlin, Powell and Bon (CPB). Consists of a block of fourteen flats and 42 maisonettes, with ramp to underground car park beneath and a service road to the shops in Crescent House, and garden walls to south. Hatfield House occupies a particularly important place in the design of the estate, as it forms the northern boundary. It is also significant in being intermediary between the early and later phases of the Estate.

To the north of Hatfield House is a modest piece of paved land with two mature trees providing a comfortable degree of separation from the Baltic Street West and the residential buildings of the estate. This piece of land is surrounded by bollards and paved in concrete slabs- a consistent materiality found throughout open spaces within the Golden Lane estate.

This open space also provides clear visual clues as to the primary purpose of this space as part of the northern entrance to the underground internal roads and car park of the Golden Lane Estate.

Chamberlin Powell and Bon shadow diagram, illustrate how they planned the layout of the buildings so that undue overshadowing between blocks was avoided- the space to the north of Hatfield House is demonstrated to be largely covered in shadow- and would therefore have been deemed unsuitable for residential building during the design of the estate.

Impact

The nature of proposals and application brought forwards for a single storey dwelling and garage does not provide enough details to be able to comment in any specific detail. However, two single storey structures in this location would cause less than substantial harm to the Golden Lane Estate and Hatfield House.

Hatfield House and Golden Lane Estate

These proposals would cause harm to the grade II listed building due to development



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



within its setting. The prominence and massing of the proposal would erode the primacy, as well as the physical and architectural dominance, of the grade II listed building- currently enhanced by the intended open spatial quality afforded by the strip of land between the street and building.

Structures in this location would serve to clutter the foreground of Hatfield house and the northern boundary of the Estate- in contrast to the carefully planning of buildings, access and space within the Estate. Furthermore, these structures could create a narrow gulley potentially blocking light into the lower floors of Hatton House and outward views onto the street.

The impact of a single storey house and garage in this location would cause less than substantial harm to the significance of the Grade II Hatfield House and Golden Lane Estate.

Policy

We would draw your attention to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which set out the obligation on local planning authorities to pay special regard to preserving the special interest of listed buildings and their settings, and special attention to preserving or enhancing the character or appearance of conservation areas.

The National Planning Policy Framework (NPPF, December 2024) provides further guidance on these duties. Paragraph 208 advises authorities to assess the significance of any heritage asset affected by a proposal and to minimise conflict with its conservation. Paragraph 210 stresses the importance of sustaining and enhancing the significance of heritage assets and using them in ways consistent with their conservation. Paragraph 215 states: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

Position

Historic England considers these proposals to be harmful to Hatfield House and the Golden Lane Estate and recommends that your authority refuse planning permission.

Although further information is required to make a thorough assessment of the impact



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



of proposed buildings- the principle of any substantial structure in this location would cause unnecessary harm to the architectural significance of the Golden lane Estate and Hatfield House.

Recommendation

We consider the application should be withdrawn or refused.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

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

Guy Newton

Inspector of Historic Buildings and Areas

E-mail: [REDACTED]

cc



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk

City of London Conservation Area Advisory Committee

Department of the Built Environment,
Corporation of London,
P.O. Box 270,
Guildhall,
London EC2P 2EJ

4th August 2025

Dear Sir/Madam,

At its meeting on 24th July 2025 the City of London Conservation Area Advisory Committee considered the following planning application and reached the decision given below:

C.108 25/00905/PIP- Baltic Street West, London EC1Y 0ST

Barbican And Golden Lane Conservation Area/Cripplegate Ward. Ward Club rep. David Ayres.

Proposal – Application for Permission in Principle for the erection a self-build single storey dwelling with detached single storey garage and gardens on the existing paved pedestrian open space with 2no mature trees to be retained.

The Committee objected strongly to an application on which there were no details, believing that consideration of any such application for development in a Conservation Area would set an unfortunate precedent. The present space was characterised by the trees and adjacent buildings; there was no information on how the proposal would affect these and the Committee believed that any development on it would be likely to have an adverse effect on the character and appearance of the Conservation Area.

I should be glad if you would bring the views of the Committee to the attention of the Planning and Transportation Committee.

Yours faithfully,



Mrs. Julie Fox
Secretary

PLANNING DECISION NOTICE

John Grierson

Development Management Service
Planning and Development
Islington Town Hall
London, N1 2UD
Planning@islington.gov.uk
W www.islington.gov.uk

Case Officer: Marc Davis
E: planning@islington.gov.uk

Issue Date: 19-Aug-2025
Application No: P2025/2160/OBS

(Please quote in all correspondence)

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Adjoining Borough Observations – Make Comments

Notice is hereby given, in respect to the request for observation(s), of the above stated response of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder. The response relates to the application / development referred to below, at the location indicated.

The observations (if any) of the Borough Council are noted below.

Location:	Baltic Street West, London, EC1Y 0ST
------------------	--------------------------------------

Application Type:	Observations to Adjoining Borough	Application Received	15-Jul-2025
Application Valid:	15-Jul-2025	Application Target	14-Aug-2025

DEVELOPMENT:

Application for Permission in Principle for the erection a self-build single storey dwelling with detached single storey garage and gardens on the existing paved pedestrian open space with 2 no. mature trees to be retained.

OBSERVATIONS:

The application site is located to the south of the London Borough of Islington located directly adjacent to the borough boundary. The proposed new dwellinghouse and detached garage would be located in a prominent position on Baltic Street West.

The submission claims that the two mature trees would be retained but there is no information on how the development would affect these trees and how these trees would be protected. Furthermore, the site is within the setting of two of Islington's conservation areas: the St Luke's Conservation Area and the Hat & Feathers Conservation Area (both located immediately to the north on the Islington side of Baltic Street). In the absence of details, Islington Council considers that the development would have a negative impact on the experience of the public realm and result in harm to the significance of the setting of these conservation areas. There is also no information on how the development would affect the amenity of neighbours including buildings within Islington.

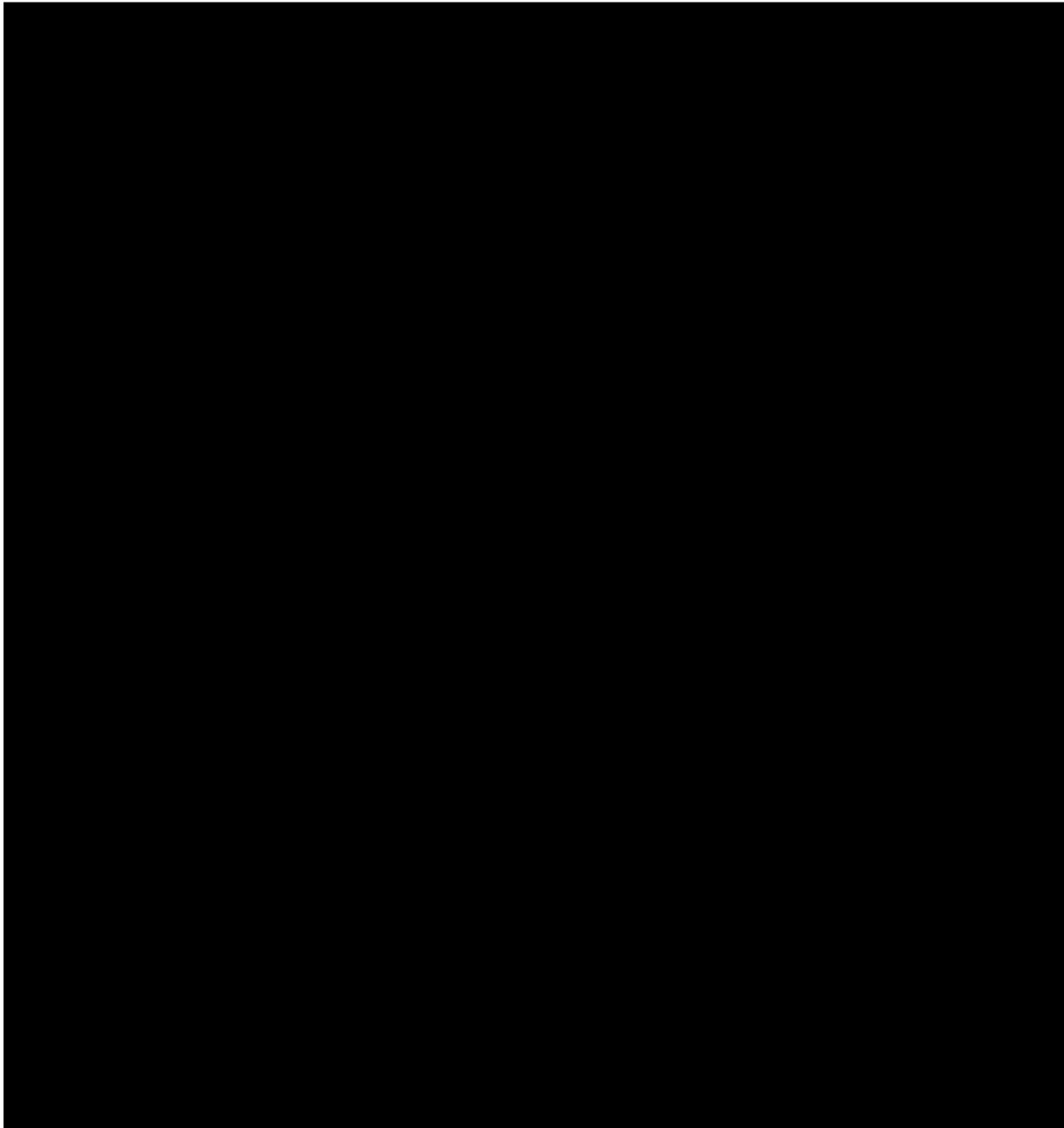
Based on the information as submitted, Islington Council raise concerns to the proposed development.

Certified that this document contains a true record of a decision of the Council

Yours faithfully



**KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER**



From: Chair GLERA <[REDACTED]>
Sent: 11 August 2025 08:58
To: Grierson, John <[REDACTED]>
Cc: Richards, Gwyn <[REDACTED]>
Subject: 25/00905/PIP - BALTIC STREET WEST

You don't often get email from [REDACTED]

THIS IS AN EXTERNAL EMAIL



25/00905/PIP | Application for Permission in Principle for the erection of a self-build single storey dwelling with detached single storey garage and gardens on the existing

paved pedestrian open space with 2no mature trees to be retained. | Baltic Street West
London EC1Y 0ST

We object to this planning application for the following reasons:

- The land on which the house is proposed forms part of the Golden Lane Estate, and is described in the lease plan as a communal garden area. The development would cause a significant loss of residential amenity for residents of the estate but also of residents in other flats on Baltic Street and COLPAI school.
- The area on which a house is proposed includes two important mature trees that provide a green canopy with roots that extend under the whole area. There is significant risk of ecological damage. It is not realistically possible to build on the site without disrupting and potentially killing these mature trees which would negatively affect the local wildlife and biodiversity, the green corridor they create, the pollution levels and look and feel of Baltic Street West.
- The site is used by the COLPAI school as an assembly point for pupils and staff during fire alarms. It was used by rescue services to attend a tragic fire in a Hatfield House flat. A house in this location could affect emergency access to Hatfield House and the school.
- The proposed house will impact on Grade II listed Golden Lane Estate. In the words of the City of London's Golden Lane Listed Building Management Guidelines (2013), Hatfield House "occupies a particularly important place in the design of the estate, as it forms the Northern Boundary". It was designed as an open forecourt and communal garden in front of Hatfield House and to change this by building on it would cause significant harm to the visual impact of the estate and fundamentally change the design and aspect of the listed buildings and landscape.
- The proposed garage would be against City of London's car-free development policy and would require vehicles reversing onto Baltic Street West which is a busy cul-de-sac, used for servicing the school and Golden Lane estate as well as the businesses on Baltic Street West.
- The proposed dwelling would be just 5 metres from the windows of lower ground flats within Hatfield House and cause loss of privacy and daylight for neighbouring flats. It would create a sense of enclosure and block light into these flats, and those on ground level which would negatively affect the wellbeing of residents, which include elderly and vulnerable people.

--

Chair 2025 /26

On behalf of Golden Lane Estate Residents' Association

www.glera.co.uk