

**4 Staple Inn, Holborn,
London**

Heritage Statement

Client: JAMES STEVENSON

AB Heritage Project No:10859

Date:31/08/2016

4 Staple Inn, Holborn, London Heritage Statement

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EXECUTIVE SUMMARY

AB Heritage was commissioned to undertake an inspection of a third floor interior wall at the Grade I Listed 4 Staple Inn, Holborn, London.

The inspection of the wall was undertaken in order to determine the approximate age and construction of the third floor interior wall. The information was requested by City of London Council to inform upon whether the wall constitutes significant historic fabric and to guide the decision making process of the client in relation to whether to progress with further works. The information will also be used by the City of London Council to inform their decision making process in relation to the requirement for further heritage works, should the proposed development progress.

The incorporation of the wall into an existing internal structure comprising cast concrete columns and beams and the fact that the third floor interior wall is constructed from industrially produced insulation type bricks, with a modern plasterboard covering, has established that the wall has modern origins.

Overall, the setting is thought to contribute positively towards the significance of Staple Inn but to a minor degree. The significance of No. 4 Staple Inn, as a part of the overall Grade I listed Staple Inn structure, is thought to mostly relate to the evidential, illustrative historic, aesthetic and communal values of the building. These values are connected to the information that the building can provide about past activity in the area and the striking aesthetic and communal values of the building, mostly associated with the Holborn frontage on the north side of the building.

The proposed alterations to No. 4 Staple Inn are considered to be minimal with an overall negligible adverse magnitude of impact (Table 2: Appendix 2), and no overall adverse significance of effect (Table 3; Appendix 2). In relation to NPPF (Appendix 3), the proposed development is considered to lead to no direct or indirect harm at all towards the significance of the No. 4 Staple Inn as a heritage asset.

No further heritage works are recommended. This recommendation will need to be approved by the local planning authority and Historic England.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage was commissioned to produce a Heritage Statement to accompany a Listed Building Consent Application for the proposed alterations at the Grade I Listed 4 Staple Inn, Holborn, London (National Heritage List for England ref. 1246100) (See Appendix 1 for full listing description).
- 1.1.2 An inspection of an interior third floor wall that is proposed to be breached during the alteration works was made by AB Heritage in June 2016 and a subsequent report was produced to present the findings (AB Heritage, 2016).
- 1.1.3 The inspection was undertaken in order to determine the approximate age and construction of the third floor interior wall. The information was requested by City of London Council to inform upon whether the wall constitutes significant historic fabric and to guide the decision making process of the client in relation to whether to progress with further works. The information will also be used by the City of London Council to inform their decision making process.
- 1.1.4 It was concluded that the third floor interior wall that was subject to inspection had modern origins.

1.2 Aims

- 1.2.1 The National Planning Policy Framework (NPPF) (2012) Paragraph 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting.
- 1.2.2 *'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

1.3 Site Location & Description

- 1.3.1 Staple Inn comprises a four sided building centred on a square courtyard at approximate National Grid Reference (NGR) TQ 31152 81571. The front of the building has a seven bay timber framed facade with ground floor retail facilities, facing onto Holborn (the A40). No. 4 is the western part of the main Staple Inn building, with the rooms scheduled for the redevelopment occupying the third floor (Figure 1).
- 1.3.2 The interior of the Staple Inn consists of a cobbled courtyard with tall, Regency style reconstructed brick facades. A small garden is present in a further courtyard on the south of the Staple Inn complex.

1.4 Proposed Development

- 1.4.1 The proposed development is to alter the existing office space to create 4 meeting rooms which can be accessed separately, benefitting from natural daylight and good sound proofing. To fulfil the desired office layout, the alteration will involve the insertion of two additional door opening into the existing spine wall of the office space. This will include the removal of the entire skirting board (which is modern) and a proposal has been made to place it into storage.

- 1.4.2 The installation of a lightweight metal stud partition wall is proposed to run along the existing beam within the current central office, dividing it into two and integrating with the existing mouldings. The existing doorways at either end of the central office space will cease to be used.

2. HISTORIC BACKGROUND

2.1 History of Staple Inn

- 2.1.1 No. 4 Staple Inn is located within a 16th century two bay house adjoining the eastern side of the five bay Staple Inn building (Photo 1). The original element of the five bay Staple Inn (not including No. 4) was built in c. 1585 and was established as an 'Inn of Chancery' which was a school providing legal training. The Inn was also a wool staple where wool was brought by merchants to be weighed and taxed, which gives the Inn its name. Staple Inn was once attached to Grays Inn, along with neighbouring Barnards Inn and formed one of the four inns of courts. These 'partnerships' between larger law firms were common during this period (Medieval – London, 2016).



Photo 1: View of Staple Inn from Holborn (No. 4 is third floor, far left)

- 2.1.2 The two bay house forming the eastern part of Staple Inn, in which No. 4 is located, was originally constructed in c. 1586, probably as a house owned by a wealthy merchant and underwent subsequent alterations during the 18th century, was refaced with brick in 1826 and was further restored by Alfred Waterhouse in c. 1886. During later restoration (1937) the house frontage was amalgamated into the facade of the Staple Inn (ibid).
- 2.1.3 The entire building was extensively reconstructed in 1937 (as underlined in red on the carved stone in Photo 2 observed at Staple Inn) although the Holborn front was retained. The Staple Inn suffered extensive damage during the Blitz of World War II. In 1944 the courtyard and the old hall on the south side of the complex were completely destroyed, although the front part of the Inn was not badly damaged (ibid).



Photo 2: Carved stone confirming the entire reconstruction of the building in 1937

2.2 The Setting of Staple Inn

- 2.2.1 Staple Inn is situated facing north onto Holborn (the A40), a busy main traffic route running south-east towards the heart of the City of London. The timber framed Staple Inn structure is the last surviving remnant of the former medieval street frontage of this part of Holborn. It forms a break in the form and height of the buildings that are mostly later addition to streetscape that are taller and a mixture of historic and modern in form (Photo 3).



Photo 3: Staple Inn viewed from Holborn

- 2.2.2 The interior cobbled courtyard of the Staple Inn is a relatively enclosed space, accessed via an arch from Holborn, with tall Regency style interior facades that were reconstructed in 1937. Further to the south, a small garden and a further enclosed cobbled yard is located behind the main building complex. The buildings on the southern side of the complex were completely rebuilt following bomb damage during World War Two.



Photo 4: Interior courtyard at Staple Inn

3. CURRENT CONDITION OF NO. 4 STAPLE INN

- 3.1.1 The site visit identified that the area of the proposed alterations within the interior third floor of Staple Inn has undergone a large amount of modernisation.
- 3.1.2 The third floor interior wall, into which two doorways are proposed to be inserted, was inspected during the site visit. It was identified that this wall had been incorporated into an existing internal structure of cast concrete columns and beams. These cast concrete elements are visible in the adjacent reception area and the area currently occupied by the central office space (Photo 5 & 6).



Photo 5: The inspected interior wall with cast concrete beams visible in the ceiling



Photo 6: Cast concrete columns and beams in the reception area. Wall inspected is immediately to the right of the columns

- 3.1.3 An electrical plug socket was removed during the inspection in order to determine the construction of the wall (Photo 5). The removal of the socket identified that the wall is constructed from industrially produced cast insulation type bricks, with large cavities at their centre. The bricks have been faced the modern plasterboard (Photo 7).



Photo 7: Industrially produced bricks behind the electrical plug socket

- 3.1.4 The incorporation of the interior wall that is proposed to be breached into an existing internal structure comprising cast concrete columns and beams and the fact that the third floor interior wall is constructed from industrially produced insulation type bricks, with a modern plasterboard covering, has established that the wall has modern origins.
- 3.1.5 It is likely that the wall was built as part of the reconstruction of the entire building that took place in 1937 (Photo 2), or is part of a later alteration of the interior layout of this part of the building.

4. STATEMENT OF SIGNIFICANCE

4.1 Importance and Significance of Staple Inn

- 4.1.1 As a Grade I Listed Building (National Heritage List for England ref. 1246100), Staple Inn is considered to be a heritage asset of national importance (Table 1, Appendix 2). The Historic England Listing description (Appendix 1) identifies that the importance of the building is based mostly on the Holborn frontage, on the north side of the building.
- 4.1.2 The former house which makes up No. 4 Staple Inn was originally constructed adjacent to the inn and wool staple, fronting onto Holborn (now the A40). It is likely that the construction of the house in this position was designed for the owner to benefit financially from those visiting the wool staple.
- 4.1.3 The setting of the buildings that make up the Staple Inn has changed to a large degree since the 16th century, with the subsequent redevelopment of the Holborn area surrounding the site. The building of which No. 4 is part (a former house) no longer serves its original function and later alterations to the building carried out during the 18th and 19th centuries and the rebuilding of the entire building (apart from the Holborn front) in 1937, have visually altered the building and its setting, especially the area behind the main Holborn facade.
- 4.1.4 The main street in front of the building, Holborn (the A40), although now frequented by modern traffic, remains an important historic route towards St Paul's Cathedral and the City of London. Overall, the setting is thought to contribute positively towards the significance of Staple Inn but to a minor degree.
- 4.1.5 As mentioned above, the incorporation of the interior wall proposed for alteration, into an existing internal structure comprising cast concrete columns and beams and the fact that the wall is constructed from industrially produced insulation type bricks, with a modern plasterboard covering, has established that the wall has modern origins, likely to date to c. 1937 or later.
- 4.1.6 Therefore, this third floor interior wall is not thought to constitute significant historic fabric or contribute towards the significance of the building as a heritage asset.
- 4.1.7 The significance of No. 4 Staple Inn, as a part of the overall Grade I listed Staple Inn structure, is thought to mostly relate to the evidential, illustrative historic, aesthetic and communal values of the building. These values are connected to the information that the building can provide about past activity in the area and the striking aesthetic and communal values of the building, mostly associated with the Holborn frontage on the north side of the building.

4.2 Predicted Impact of Proposed Development

- 4.2.1 The proposed alterations to No. 4 Staple Inn are considered to be minimal. The proposed new doorways will be inserted into a modern wall that is not thought to contribute towards the significance of the building or have any relationship with the setting of the building or any other heritage assets. The light weight partition wall will integrate with the existing mouldings.
- 4.2.2 The overall magnitude of impact is thought to be negligible adverse (Table 2: Appendix 2), with a no overall adverse significance of effect (Table 3; Appendix 2).

4.2.3 In relation to NPPF (Appendix 3), the proposed development is considered to lead to no direct or indirect harm at all towards the significance of the No. 4 Staple Inn as a heritage asset.

4.3 Outline Recommendations

4.3.1 No further heritage works are recommended. This recommendation will need to be approved by the local planning authority and Historic England.

5. REFERENCES

5.1 Online Sources

- City of London Council Local Plan, 2015
<http://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planning-policy/local-plan/Documents/local-plan-2015.pdf>
- Historic England Archive – England's Places [https://www.historicengland.org.uk/images-books/photos/englands-places/gallery/3892?place=Holborn%2c+Camden+\(Place\)&terms=holborn&searchtype=englandsplaces&i=-1&wm=1&bc=0|193|194](https://www.historicengland.org.uk/images-books/photos/englands-places/gallery/3892?place=Holborn%2c+Camden+(Place)&terms=holborn&searchtype=englandsplaces&i=-1&wm=1&bc=0|193|194)
- Medieval - London <http://medieval-london.blogspot.co.uk/2012/10/staple-inn.html>
- National Heritage List for England <https://www.historicengland.org.uk/listing/the-list/list-entry/1246100>
- Nation Planning Policy Framework, 2012
http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/12-conserving-and-enhancing-the-historic-environment/#paragraph_132
- Old-Maps <https://www.old-maps.co.uk/index.html#/>
- The London Plan, 2015 <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-overview-and-introduction>

5.2 Correspondence

- Letter from H & D Partners Structural Engineers, Planning and Design to Mr Panayi dated 17th April 2016.
- Email from Alison Coster (Senior Planner, City of London Council) to the client (James Steveson) dated 17th May 2016

Appendices

Appendix 1 National Heritage List for England Description (List Entry Number: 1246100)

NUMBER 4 5 AND 6 AND ATTACHED PUMP, 4 5 AND 6, STAPLE INN

County: Greater London Authority

District: City and County of the City of London

District Type: London Borough

Grade: I

Date first listed: 24-Oct-1951

Date of most recent amendment: 01-Feb-1999

List entry Description:

3 terraced chambers formed by the rear of Nos 337 and 338 High Holborn and Nos 1-4 Holborn Bars (qv). They form the north side of a courtyard. c1586 but altered in C18 and refaced in brick 1826. Restored by Alfred Waterhouse c1886. Extensively reconstructed in 1937, probably by Stuart W Spiller, to preserve north facades. Brown brick with moulded brick cornice at 2nd floor level and plain brick band at 1st floor. Tiled roof with dormers. 4 storeys, attics and semi-basement. 12 window range. Doorway of No. 4 with stone surround with pulvinated frieze (with apron tablet over centre) and cornice with ball above. Entrance to Nos 5 & 6 beneath asymmetrically placed entrance arch from Holborn Bars. Arch with rusticated surround topped by a plain stone band. Slightly projecting bay above with Venetian window to 1st floor and tripartite sash to 2nd. Gauged flat brick arches to flush frame sashes. Parapet.

INTERIORS: not inspected. The chambers are listed Grade I for their Holborn fronts.

SUBSIDIARY FEATURE: attached water pump to No.6, dated 1937. Lead. Panelled design with pediment and central spout with quatrefoil surround. Base of 3 brick and stone bowed and shaped steps.

Appendix 2 Methodology

The primary sources of information include principally:

- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
- The Historic England website professional pages, particularly the National Heritage List For England
- A site-walk over on 2nd June 2016

Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available online historic maps and photographs
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

Assessment of the Cultural Heritage Resource

There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

Impact Assessment Criteria

The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be

established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

Paragraph 017 of the National Planning Policy Framework (2012) provides a definition of substantial harm in relation to heritage assets. A proposal is considered to pose substantial harm if it directly or

indirectly impacts upon the significance of a heritage asset, designated or non designated. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.

Substantial harm is a high test, so it may not arise in many cases. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

Limitations

It should be noted that the report has been prepared under the express instruction and solely for the use of James Stevenson, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (June 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.

This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

Appendix 3 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building.

National Planning Policy Framework (NPPF) – 12 Conserving & Enhancing the Historic Environment

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".

Paragraph 132 states that 'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.

Paragraphs 133 & 134 relate to the level of harm and state that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

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 securing its optimum viable use.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The London Plan 2011: Historic Environment and Landscapes, with March 2015 alterations

Policy 7.8: Heritage Assets and Archaeology

This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site's heritage assets, whether designated or non-designated.

Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.

Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

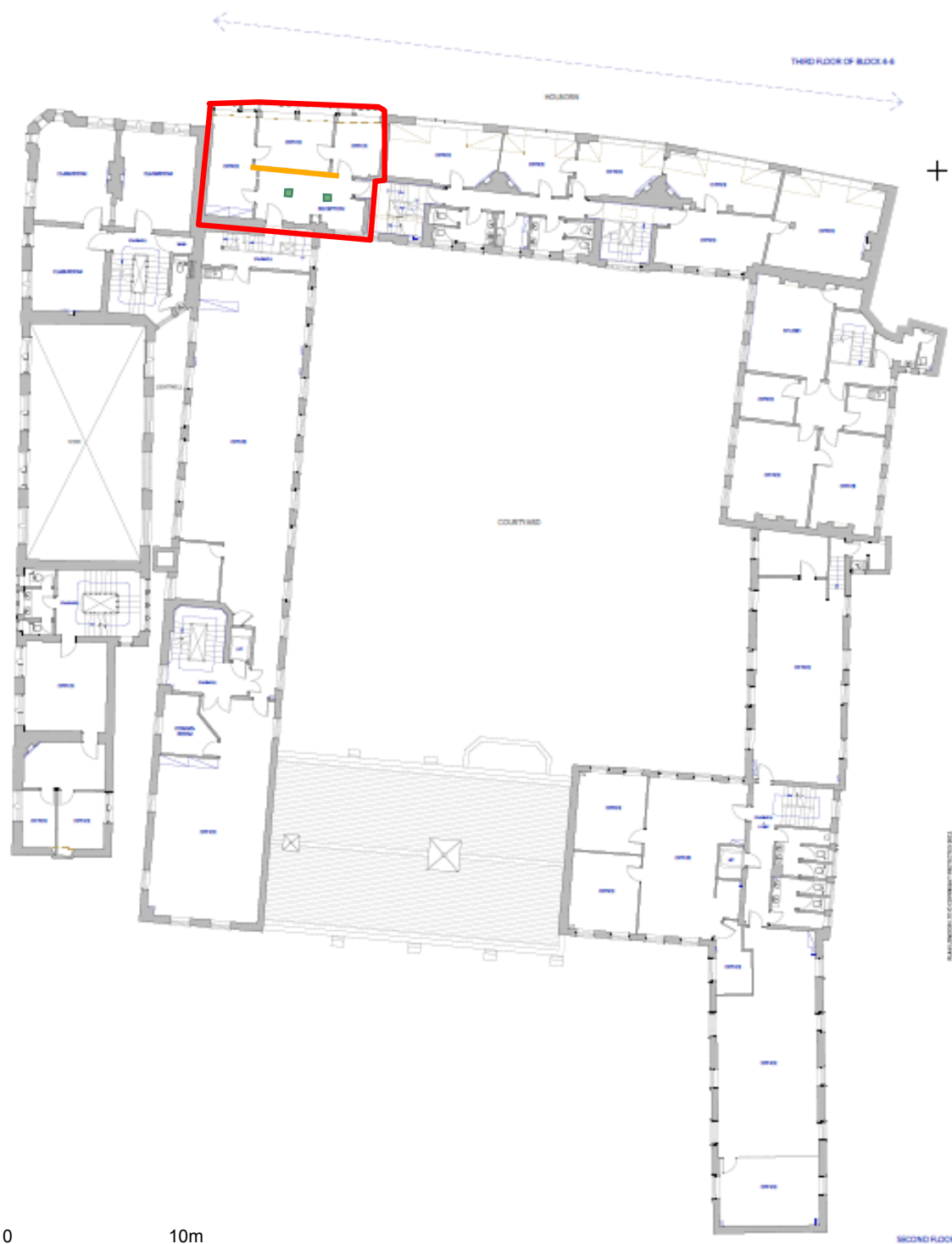
The resulted deterioration of deliberate neglect or damage to a heritage asset will be disregarded when making a decision on a development proposal.

Proposals showing potential modifications to heritage assets which will reduce carbon emissions and secure sustainable development are favourable where it is on balance with potential harm to the heritage asset or its setting.

City of London Local Plan, January 2015

The Core Strategy Policy CS12 covers the Historic Environment. The policy states that in relation to Listed Buildings the City of London Council aims 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, by:

1. Safeguarding the City's listed buildings and their settings, while allowing appropriate adaptation and new uses.



Legend

- Third Floor Interior Wall Inspected
- Cast Concrete Columns
- No. 4 Staple Inn



Figure 1: Location of Third Floor Interior Wall Inspected

Project: 4 Staple Inn

Reproduced from client's plans, dated 30/04/2012



0 10m



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