



Application Ref. 2024/1146 - 11 Croston Street, Hackney, London, E8 4PQ

The London and Middlesex Archaeological Society (LAMAS) promotes London's archaeology, local history, and historic buildings. The LAMAS Historic Buildings and Conservation Committee reviews planning applications relating to important historic buildings and seeks to ensure a sustainable future for vital aspects of London's built heritage.

The Committee considered this application during its meeting held on 18 June 2024 and wishes to make the following comments.

This property dates from the early-mid nineteenth century and is statutory listed grade II [List Entry Number: 1265780]. The proposal is for internal alterations and a rear lower ground floor extension.

Our concern relates to the significant amount of proposed opening-up at lower ground floor level. As existing, the plan form is completely recognisable at this level, but under the proposals, the wall between the front and rear rooms is demolished. No nibs or downstand is retained. This will harm the original plan form and hierarchical spaces of the building.

We accept that this is the lower ground floor, but this should not diminish the importance of maintaining the integrity of the listed building. The Heritage Statement comments (2.3) that *'The proposal will not impact on any of the listed features in the listing note. All features relate to the front elevation where no works will be proposed'*

Furthermore, the Heritage Statement submitted with the application does not describe the significance of the heritage asset to understand the potential impact of the proposals, as required by paragraph 200 of the National Planning Policy Framework.

The Committee therefore requests that planning permission for this application be refused.

Vicki Fox (Hon Secretary)

LAMAS – Historic Buildings & Conservation Committee

16 July 2024