



OWNER/OCCUPIER
Holborn Studios
49/50 Eagle Wharf Road
London
N1 7ED

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Sustainability Team
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Legal, HR and Regulatory Services Directorate
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14th January, 2014

Dear Owner/Occupier,

Re: Proposed Local Listing of Holborn Studios, 49/50 Eagle Wharf Road

Hackney Council is committed to enhancing and managing its built environment. Many of the buildings, structures and places in Hackney are of heritage significance and contribute to the borough's rich and unique character.

The Council has held a list of locally important buildings since 1991 and reviewed and updated the list in 2012 as part of a joint project with the Hackney Society and English Heritage.

As part of managing Hackney's historic environment, the Council is proposing to add the above building to its Local Heritage List. This means that this property will be locally 'listed' because of its local heritage significance, which will merit special consideration when proposals for development are being assessed by the Council. Please note that the local listing applies to the entire building as named above.

The above property has been identified for inclusion on the local list based on the criteria set out in Attachment 1 and the supporting Assessment Report in Attachment 2. This means the Council considers this property to be a 'heritage asset' and will ensure that its heritage importance is given due consideration by the Council when considering planning applications. The Council will take a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset when making a decision on a planning application that affects it.

In this regard, locally listed buildings do not require any additional planning consents over and above that required for normal planning permission. Local listing does not remove permitted development rights, except where these are

already removed because the property is in a conservation area or under an Article 4 Direction. Local listing does not apply the same level of protection as provided through the statutory listing process, which involves additional legislative provisions.

However, locally listed buildings within conservation areas are subject to the general control over demolition afforded by the Planning (Listed Buildings and Conservation Areas) Act 1990. This will not apply to locally listed buildings outside a conservation area where the Council will need take into account the significance of the heritage asset before determining an application for demolition (or external alterations) as outlined above.

The Council is undertaking a six week consultation and would welcome your feedback and comments on the proposal by 25th February, 2014. Should you wish to discuss this matter or obtain more information on the heritage significance of this property, please contact Matt Payne, Senior Conservation & Design Officer on 020 8356 8106 or matt.payne@hackney.gov.uk

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M Payne', written in a cursive style.

Matt Payne
Senior Design & Conservation Officer