

Built Heritage Assessment Clarifications – Part 2

Part 2 of the Built Heritage Assessment Clarifications provides further information on those attributes of each heritage asset and/or its setting that contribute to significance.

Individual listed buildings (grade I or II*)

A: Cathedral Church of St Saviour and St Mary Overie (Southwark Cathedral), Cathedral Street (grade I)

The effect of the Development on Southwark Cathedral is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs 7.44 – 7.49). This assessment has not been repeated in the main body of December 2018 TVIBHA report which sets out the significant effects (paragraphs 12.75-12.79). The significance of the Cathedral is set out in detail in paragraphs 1.26 - 1.31 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance (SoS)).

As noted in paragraph 7.48 of the December 2018 Heritage Statement, views are not heritage assets. The assessment of the effect of the Development on the setting of the Cathedral, considered as a whole has been informed by the views studies, but it is the effect on the contribution of the setting of the Cathedral, considered in the round, to its heritage significance considered as a whole, that is the relevant consideration.

The December 2018 TVIBHA considered all aspects of heritage significance. With respect to those attributes of setting that contribute to the Cathedral's significance, the SoS states that the Cathedral's setting does not make a major contribution to its significance and much of its setting comprises modern development. One is very much aware of the grouping of large scale modern buildings at London Bridge, not least The Shard, as one moves around the Cathedral on Montague Close. The BHSCAA notes of the Cathedral that *'once dominant over small lanes and buildings packed around it, it is now crowded by modern structures – the office buildings, railway viaduct and London Bridge approach that surround it'*.

The December 2018 TVIBHA noted that there are positive and negative aspects of the effects of the Development on the Cathedral's setting (paragraph 12.75). It concluded that while most aspects of the Cathedral's setting would be unaffected by the Development, considered in the round, the Development would cause some harm to the heritage significance of this listed building.

This Heritage Asset (HA) is of high sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance would be moderate to major and the effect would be adverse.

In referring to 'consideration in the round', this simply means that while the relationship between the Development and the Cathedral's tower is not a positive one when seen from particular viewpoints which are not significant points in their own right (views 56.2 and 56.3), in other views from Montague Close, there are more positive pictorial qualities in respect of the relationship between the new and old towers (as is the case in view 56.4).

B: Remains of Winchester Palace, Clink Street (grade II*)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.50) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.81-12.84). The significance of the HA is set out in paragraphs 1.32-1.34 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

These remains have a very local setting, embedded among modern buildings and 19th century warehouses on the narrow Clink Street/Pickfords Wharf. This setting does not contribute to the significance of these remains. As a consequence of the HA's distance from the Site and its tight urban context, the Development would not affect any element of setting that contributes to its significance, or the ability to appreciate that significance. The principal views of the palace look directly at it from Pickfords Wharf, and from Stoney Street – both looking away from the direction of the Development. Views from the east only take in the remains of 14th century rose window (restored 1972), seen in the context of neighbouring modern development in the foreground and background. These views, of importance in relation to the asset's heritage significance, will be unaffected by the Development.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is moderate. The effect would be neutral.

C: Guy's Hospital main building including wings and chapel, St Thomas Street (grade II*)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs 7.56 - 7.57) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.104-12.107). The significance of the HA is set out in detail in

paragraphs 1.55 - 1.56 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The hospital is an inward-looking architectural composition and fairly self-contained. It has group value with several grade II listed structures - Gates, gate piers and street railings to Guy's Hospital; Statue of Thomas Guy in courtyard of Guy's Hospital, including pedestal and railings; and Alcove from old London Bridge in the inner quadrangle of Guy's Hospital – their setting being that of the historic part of the hospital itself. This is the principal reason for the 'GV' specifically noted in the list descriptions for these buildings.

The hospital lies on the busy main road of St Thomas Street. Its setting today is the urban landscape of central London. This has evolved over centuries and includes Guy's Hospital tower and The Shard - both very prominent aspects of its immediate setting today, as is the recently completed 26 storey Shard Place on St Thomas Street, which is situated within the Borough High Street Conservation Area. Also part of its immediate setting is the existing office building on the Site, New City Court, which lies about 12m away to the north-west, rising higher than the roofline of the hospital chapel.

The December 2018 TVIBHA notes (at paragraph 12.103) that the Development will further alter the visual setting of the hospital, in respect both of views from along St Thomas Street, illustrated in TVIA views 50, 51, and 52, and of views from within the grounds of the hospital itself, as typified by TVIA views 47 and 49. The importance of other views of the hospital in relation to the asset's heritage significance is discussed in the Appendix A7 to the December 2018 TVIBHA (paragraph 1.420). These include the axial view through the gardens from the main hospital building to the memorial arch (highlighted by the BHSCAA) and the axial view into the main courtyard from St Thomas Street. – both will be unaffected by The Development will have no effect on these special views. However, as highlighted above, while most aspects of the hospital and its setting will be unaffected by the Development, there would some harm to the visual setting of the hospital.

Notwithstanding, the Development will create tangible, long term benefits to the setting of the hospital, including heritage benefits. The new and enhanced local connections to the hospital provided by the Development will integrate the listed building more closely with the rest of the conservation area. These connections between the new spaces and high quality public realm within the Development and the recently opened public space of Guys' main courtyard will be more appealing than those that exist today, inviting the public to explore the listed building and wider Guy's campus. There will be a greater appreciation of the hospital by more people as a consequence – an unquestionable heritage benefit.

However, in weighing the effects discussed above - considering the effects in the round - the December 2018 TVIBHA concluded that the Development would cause some harm to the setting of this listed building.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is major. The overall significance is major. The effect would be adverse.

D: The George Inn, no.77 Borough High Street (grade I)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.60) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.115-12.118). The significance of the HA is set out in detail in paragraphs 1.61 - 1.63 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The George Inn has a very localised setting, partly defining the George Inn Yard, which retains a sense of containment, albeit mostly defined by post-war offices. Its wider setting includes tall development at London Bridge and the modern world lying a short distance from the listed building is clearly apparent when standing in George Inn Yard today: Guy's Hospital Tower and The Shard feature prominently in views looking in the direction of the Site, looking away from the direction of the listed building. Shard Place is also noticeable from here (as illustrated in TVIA view 46). The effect of the Development on this view, a view of little positive visual quality today, which was chosen to illustrate general townscape effects, does not affect any element of setting that contributes to the significance of the asset, or the ability to appreciate that significance.

While the visual setting of the George Inn will change noticeably, in respect of views from within the yard that it occupies, views of the George Inn itself look across this yard away from the direction of the Site in a south / south-easterly and south-westerly direction. Such views allow one to appreciate the principal frontage of the public house, including its distinctive galleried section of the façade. It is these views that are of particular importance in relation to the asset's heritage significance and they will be unaffected by the Development.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is major. The overall significance is major. The effect would be neutral.

***E: St Saviours Southwark War Memorial, Borough High Street
(grade II*)***

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.61) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.120-12.123). The significance of the HA is set out in detail in paragraphs 1.64 - 1.66 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The war memorial has a very local setting, dominated by the busy main road today, and the Development, as a consequence of its distance from the site and the nature of the context of the heritage asset would not affect any element of setting that contributes to its significance. The principal views of the Memorial are from the south, looking directly at it, with the grade II listed mid-19th century former Town Hall Chambers in the background, within which there is a clear civic association, and the principal reason for the ‘GV’ specifically noted in the list description (see SOS at Appendix A7 of the December 2018 TVIBHA)

In referring to ‘consideration in the round’, this simply means that while there is an adverse effect on view 43 (in section 1 of the December 2018 TVIBHA), the effect on this view chosen to illustrate general townscape effects and not a special view of the war memorial (simply one of many views of the war memorial) does not affect any element of setting that contributes to the significance of the asset, or the ability to appreciate that significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate to major. The effect would be neutral.

F: St Olaf House, no.13 Tooley Street (grade II*)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.66) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.145 -12.148). The significance of the HA is set out in paragraphs 1.115 - 1.116 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

St Olaf House is located on the highly trafficked Tooley Street, adjacent to London Bridge Station. These former head offices of Hay's Wharf also form part of the riverside frontage that includes the range of warehouses with offices at Hays Galleria (grade II). They are not noted as having group value in either list description. However, the riverside can be said to be attribute of setting that contributes to the heritage significance of the building. St Olaf House lies in the shadow of post-war

development and modern large scale and tall office buildings, namely The Shard and The Place. The latter forms the immediate backdrop to the listed building in views from the north bank towards the Site. TVIA view 24 reveals that, in views from London Bridge, the Development would be seen well the west of St Olaf House, the two visually separated by The Shard, Guy's Hospital Tower, The Place and no.1 London Bridge. The best views of St Olaf House are at close range from Tooley Street, looking north towards its principal street frontage, looking away from the direction of the Site. As a consequence of the HA's distance from the Site and the nature of its context, the Development would not affect any element of setting that contributes to its significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is moderate. The effect would be neutral.

G: Church of St Mary Magdalene, Bermondsey Street (grade II*)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.79) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.186 -12.189). The significance of the HA is set out in detail in paragraphs. 1.173 - 1.175 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

This church lies within St Mary Magdalen Churchyard, which contributes to its significance, as noted in the SoS. The churchyard contains a number of individually listed tombs and other small scale structures, including a watch house at the corner of Abbey Street and Bermondsey Street - also attributes of the church's setting that contribute to its significance. The church fronts Bermondsey Street and adjoins an early 19th century house to the north (the former rectory) at no.191 Bermondsey Street (grade II). This relationship between the two is the principal reason for the 'GV' specifically noted in the list descriptions for both buildings.

The principal views of the church's front and its tower are from Bermondsey Street, looking east and south-east, directly at it (away from the direction of the Site). These views allow one to appreciate the relationship between the church and no.191 and are of particular importance to their heritage significance.

As noted in the SoS, the local setting of the church includes modern apartment buildings on Tower Bridge Road (a busy A Road) and Abbey Street, the latter also including a modern hotel that forms part of the Bermondsey Square development. These buildings overlook the churchyard, from which views towards the grouping of tall buildings at London Bridge are possible in the distance, seen rising above the roofline of the church (see TVIA view 32). As noted in the views assessment at para 5.415 of the December 2018 TVIBHA, the Development would be glimpsed 'a

section of the Development's south façade would appear between Guy's Hospital tower and the penthouse level of a modern hotel on Bermondsey Street, as indicated by the blue line in the centre of the image. There would be minimal change to the view. It would not affect one's ability to perceive and appreciate the church from this location'.

As a consequence of the HA's distance from the Site and the nature of its context, the Development would not affect any element of setting that contributes to its significance, or the ability to appreciate that significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is moderate. The effect would be neutral.

H: No.142 and attached railings, Long Lane (grade II*)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.84) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.203 -12.206). The significance of the HA is set out in detail in paragraphs. 1.193 - 1.194 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

This building fronts Long Lane, which today is a busy bus route. Its immediate setting takes in both modern developments on Long Lane and post-war housing, including the tall buildings of the Kipling Estate on Weston Street. The best views of this buildings are at close range, looking south, away from the direction of the Site. This setting does not contribute to the significance of the building. There would be no harm to any element of setting that contributes to the heritage significance of this listed building.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

I: Church of St George the Martyr, Borough High Street (grade II*)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.91) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs. 12.226 -12.229). The significance of the HA is set out in detail in paragraphs.1.243 - 1.245 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

As noted in both the SoS and December 2018 TVIBHA, the Church sits on an island site, overlooking the busy road junction of Borough High Street, Marshalsea Road, and Great Dover Street, a setting that does not contribute to its significance. The list description notes under 'SUBSIDIARY FEATURES' 'attached to south-east, brick wall and pair of square stone dressed gate piers'. The former churchyard, now public gardens, lies to north-east of the church, long separated by a highway, recently pedestrianised. This garden and the grade II listed wall forming its north boundary are attributes of the church' setting that could be said to contribute to its significance (although the wall is not noted as having group value with the church in either list description). The church's local setting includes post-war, late-20th century and modern development. The latter includes tall residential development at Tabard Square. Its wider setting includes The Shard and Guy's Hospital tower.

The principal views of the church are from junction of Borough High Street, Marshalsea Road, and Great Dover Street. Those that look in the direction of the Site today feature The Shard alongside the church tower, the two landmarks competing for the viewer's attention. The Development would not have a negative effect on any element of setting that contributes to the heritage significance of this listed building.

This is a HA of high sensitivity. The magnitude of change to the setting (indirect) is minor to moderate. The overall significance is moderate. The effect would be neutral.

J: Kirkaldy's testing works and testing machine, no.99 Southwark Street (grade II*)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs. 7.96 – 7.97) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.244 -12.246). The significance of the HA is set out in detail in paragraphs.1.268- 1.270 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

This listed building fronts the main road of Southwark Street and was one of its earliest buildings. It adjoins the Former Fire Station at no.97 (grade II). The list description for the latter states that the two buildings have group value. While this is not mentioned in the list description for no.99, no.97 can be considered to form an attribute of the no.99's local setting that contributes to its significance for this reason.

No.99's local setting includes modern large scale and tall modern commercial and residential development. This includes the Blue Fin Building on Southwark Street and Neo Bankside on Sumner Street. A modern hotel development lies immediately

to the rear of the listed building. The best views of this building are at close range, looking away from the direction of the Site. As a consequence of the HA's distance from the Site and the nature of its context, the Development would not affect any element of setting that contributes to its significance.

This is a HA of high sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

K: Church of St Benet, Paul's Wharf, Upper Thames Street (grade I)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.107) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.278 -12.281). The significance of the HA is set out in detail in paragraphs.1.295- 1.298 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

As stated in the SoS, the setting of the church has changed considerably since it was built and does not contribute to its significance. Bradley and Pevsner note *'The Blackfriars Underpass scheme of the 1970s has left St Benet isolated and battered by noise from the raised flyover... a churchyard on the N was truncated C.1870 for Queen Victoria Street and a little NW vestry of 1692 demolished and replaced by one made in the SW entrance lobby, with a new entrance made in the tower.'*

The best views of this church are at close range, from Queen Victoria Hill and White Lion Hill, both highly trafficked arteries. The late 20th century City of London School, which lies directly to the east and south of the church on Benet's Hill, forms the immediate backdrop to the church in these views. As a consequence of the HA's distance from the Site and the nature of its context, the Development would not affect any element of setting that contributes to its significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

L: Vintners Hall, Upper Thames Street (grade I)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.108) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs

12.283 -12.286). The significance of the HA is set out in detail in paragraphs 1.299-1.302 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

This listed building lies on the highly trafficked Upper Thames Street. The building's setting has changed considerably over the centuries, limiting its contribution to its significance. Its immediate context includes the adjoining grade II listed no.69 Upper Thames Street and the grade I listed St James's Church, lying on the north side of Upper Thames Street. These buildings are all seen in the context of late 20th and early 21st century office buildings on this street. The principal views of Vintners Hall are at close range from this highway, looking south-west, away from the direction of the Site. As a consequence of the HA's distance from the Site and the nature of its context, the Development would not affect any element of setting that contributes to its significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

M: Fishmongers' Hall, London Bridge (grade II*)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.110) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.293 -12.296). The significance of the HA is set out in detail in paragraphs 1.305-1.308 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

This HA lies on the busy traffic artery of Upper Thames Street and overlooks London Bridge. Commenting on its local setting, Bradley and Pevsner note, '*what makes Fishmonger's Hall unique amongst City livery halls is its conspicuous position, overlooking the Thames by London Bridge*'. As noted in the SoS, the immediate setting of this building makes some contribution to its significance – it was designed to take account of the new London Bridge Approach. Its local setting includes modern, large scale office development on Upper Thames Street. The Shard is a noticeable feature in views of the building looking south, in the direction of the Site. The Development would be read as part of the expanding group of large scale and tall buildings around London Bridge Station (see TVIA view 24). The Development would not harm any element of setting that contributes to the heritage significance of the listed building.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is minor to moderate. The overall significance is moderate. The effect would be neutral.

N: Church of St Magnus the Martyr, Lower Thames Street (grade I)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.113) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.304 -12.307). The significance of the HA is set out in detail in paragraphs.1.314 - 1.316 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The church lies on the busy Lower Thames Street, close to London Bridge. The setting of the church has changed considerably since it was built and does not contribute to its significance. Its west front lies just a few feet from the sheer rear wall of the 20th century Adelaide House (see above). Its immediate context includes post-war and modern office buildings lying on Lower Thames Street. The best views of the church are at close range, from Lower Thames Street. TVIA view 23 reveals that the upper levels of the Development would be visible behind Adelaide House and St Magnus the Martyr when viewed from the junction of Gracechurch Street, at the corner with Lombard Street. As noted in the views assessment, the Development *'would be understood to lie well to the south of these buildings (the distance being over half a kilometre). The effects of distance and of the form and materials of the Development would mitigate any harm that might otherwise be caused by its appearance with respect to the church – in particular, its glazed elevation would contrast with the solid character of the Portland stone tower with lead-covered dome. The Development would not affect one's ability to perceive and appreciate either the church or Adelaide House from this location'* (paragraph 5.319).

As noted in the December 2018 TVIBHA, *'The Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting'* (paragraph 12.103). The Development would not harm any element of setting that contributes to the heritage significance of this church, or the ability to appreciate that significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is moderate. The effect would be neutral.

O: Custom House, Lower Thames Street (grade I)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs. 7.114 – 7.115) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.310 -12.313). The significance of the HA is set out in detail in

paragraphs.1.317 - 1.320 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The setting of this listed building is discussed in the December 2018 TVIBHA and Heritage Statement. It lies on the trafficked Lower Thames Street. The riverside setting of Custom's House contributes to its significance. Its immediate setting includes the River wall, stairs and cranes, Custom House Quay (grade II*). As noted in the SoS (paragraph 1.320), the association between Custom House and these listed features is the principal reason for the group value identified in list description for the latter, which states *'the ensemble as a whole constituting an outstanding survival of London's late-Georgian riverscape'*.

The local setting of Custom House includes large scale modern office buildings on Lower Thames Street. Its wider setting includes tall office buildings in the City, seen in the backdrop of views of the building from the river and the south bank. Notwithstanding, riverside views of the building are of importance to the heritage significance of the building. These views look north, away from the direction of the Site.

Where visible in the context of Custom House, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its wider setting, which includes tall buildings at London Bridge. The Development would not harm any element of setting that contributes to the heritage significance of this listed building.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is moderate. The effect would be neutral.

P: River wall, stairs and cranes, Custom House Quay (grade II*)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.116) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs. 12.315 -12.318). The significance of the HA is set out in detail in paragraphs.1.321 - 1.323 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The setting of these listed features is discussed in the December 2018 TVIBHA and Heritage Statement. It is stated that the immediate setting of these listed features includes post-war development on Water Lane. Their riverside setting contributes to their significance. As noted in the SoS, the association between Custom House and these listed features is the principal reason for the group value identified in list

description for the latter, which states *‘the ensemble as a whole constituting an outstanding survival of London’s late-Georgian riverscape’*.

The wider setting of this HA includes tall office buildings in the City, seen in the backdrop of views from the river and the south bank. Riverside views of the HA, seen in conjunction with Custom House, are of importance to the heritage significance of this HA. These views look north, away from the direction of the Site. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its wider setting, which includes tall buildings at London Bridge. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is moderate. The effect would be neutral.

Q: The Monument, Monument Street (grade I)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.117) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.321 -12.324). The significance of the HA is set out in detail in paragraphs.1.324 - 1.326 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The setting of these listed features is discussed in the December 2018 TVIBHA and Heritage Statement. It is stated that The Monument has a modern setting, surrounded on all sides by late 20th / early 21st century office buildings, which do not contribute to its significance. They form the backdrop of views towards The Monument in views south, along Gracechurch Street, in the direction of the Site. The view from the junction of Gracechurch Street and Lombard Street is identified in the City of London Protected Views Supplementary Planning Guidance SPD (2012) as it offers a good view of The Monument. It has some importance in relation to the heritage significance of this HA. The Development would be visible in the distance in this view, to the right of The Monument (see TVIA view 23); it would be consistent with the character of the HA’s existing setting. As a consequence of the HA’s distance from the Site and the nature of its context, the Development would not harm any element of setting that contributes to its significance, or the ability to appreciate that significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is moderate. The effect would be neutral.

R: Leadenhall Market with subsidiary numbering, Gracechurch Street (grade II*)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.119) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.331 -12.334). The significance of the HA is set out in detail in paragraphs 1.332 - 1.334 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

As noted in the December 2018 TVIBHA and the SoS, the setting of the market has changed considerably since it was constructed and makes a limited contribution to its significance. It lies in the shadow of tall commercial buildings, such as no.20 Fenchurch Street and The Leadenhall Building. Where visible in the context of the market buildings, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. As a consequence of the HA's distance from the Site and the nature of its context, the Development would not affect any element of setting that contributes to its significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is moderate. The effect would be neutral.

S: Church of St Peter, Cornhill (grade I)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.120) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.336 -12.339). The significance of the HA is set out in detail in paragraphs 1.335 - 1.338 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

This HA is experienced from the busy City junction of Gracechurch Street, Cornhill, Bishopsgate and Leadenhall Street. The setting of the church has changed considerably since it was built. It is surrounded by 20th century development. The setting of the churchyard, not visible from the street, contributes to its significance, as noted in the SoS. Where visible in the context of the church, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. As a consequence of the HA's distance from the Site and the nature of its context, the Development would not affect any element of setting that contributes to its significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

T: Church of All Hallows by the Tower, Byward Street, Great Tower Street, Tower Hill (grade I)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.121) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.341 -12.344). The significance of the HA is set out in detail in paragraphs.1.339 - 1.341 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The setting of the church has changed considerably since it was built. The church is dominated by the busy main road of Tower Hill today, which runs immediately to the north of this HA, as noted in the SoS and December 2018 TVIBHA. It lies in the shadow of Foster + Partners' Tower Place, a large scale office development lying directly to its south. The small churchyard contributes to its significance, as do the church's railings and dwarf wall (those sections flanking Great Tower Street and Byward Street) - listed separately at grade II. Where seen in the context of the church, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. As a consequence of the HA's distance from the Site and the nature of its context, the Development would not affect any element of setting that contributes to its significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

U: Merchant Seamen's Memorial, Trinity Square (grade II*)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.123) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.351 -12.354). The significance of the HA is set out in detail in paragraphs.1.346 - 1.348 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. There is a clear civic association between this HA and the separately listed Mercantile Marine First World War Memorial, Trinity Square Gardens, Trinity Square, Tower Hill (grade I) - the principal reason for the 'GV' specifically noted in the list descriptions for both HAs. As the SoS notes, the Merchant Seamen's Memorial was built as a complement to the adjoining First World War memorial by Lutyens. The latter is an important attribute of the setting of the former, contributing to its significance. The HA's local setting takes in modern development, including the Citizen M hotel on Trinity Square. Where visible in the context of this HA, the

Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting.

As a consequence of the HA's distance from the Site and the nature of its context, the Development would not affect any element of setting that contributes to its significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

V: The Mercantile Marine First World War Memorial, Trinity Square Gardens, Trinity Square, Tower Hill (grade I)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.124) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.2.356 -12.359). The significance of the HA is set out in detail in paragraphs.1.349 - 1.351 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. There is a clear civic association between this HA and the separately listed Merchant Seamen's Memorial, Trinity Square (grade II*) - the principal reason for the 'GV' specifically noted in the list descriptions for both HAs. The list description also notes the group value with the listed buildings and scheduled area of the Tower of London. All of the above are important attributes of the setting of this HA, contributing to its significance. The memorial overlooks the highly trafficked Tower Hill, which separates it from the Tower of London. The local setting also takes in modern development, including the Citizen M hotel on Trinity Square. Where visible in the context of this HA, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting.

As a consequence of the HA's distance from the Site and the nature of its context, the Development would not affect any element of setting that contributes to its significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

W: Portion of Old London Wall, Trinity Square, Tower Hill (grade I)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.115) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs. 12.361 -12.364). The significance of the HA is set out in detail in paragraphs.1.352 - 1.353 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This acknowledges the list description's note that *'The Roman Wall, the Mercantile Marine War Memorial with the Port of London Authority Building and Lamps, Trinity House, Railings & Forecourt and Nos 41 and 42 form a group'*.

The local setting of this listed structure includes the highly trafficked Tower Hill and the Citizen M hotel on Trinity Square. Where visible in the context of this HA, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting.

As a consequence of the HA's distance from the Site and the nature of its context, the Development would not affect any element of setting that contributes to its significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

X: Royal Mint, Tower Hill (grade II*)

The effect of the Development on this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.127) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs. 12.361 -12.364). The significance of the HA is set out in detail in paragraphs.1.352 - 1.353 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The SoS refers to the list description's note that the building has group value with the grade II listed Seaman's Registry and entrance Lodges that form part of the Royal Mint complex and which contribute to its significance. The Royal Mint site is contained by a tall boundary wall that shields it from busy highway of Tower Hill. The local setting of this HA includes the highly trafficked junction of Mansell Street/Tower Hill/East Smithfield, and late 20th century office buildings.

Where visible in the context of the Royal Mint, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing

setting. The very limited effect on its setting is illustrated in TVIA view 29 from Tower Hill, outside the Royal Mint. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Listed buildings within groups

Group (i) – The Site

Nos. 4-8 and 12-16 St Thomas Street and attached railings.

The assessment of direct and indirect effects of the Development on listed buildings on the Site are set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs 7.21 – 7.33) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs. 12.71 – 12.74). All aspects of heritage significance are considered. The significance of the HA is set out in detail in paragraphs.1.13 – 1.24 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The principal effects (direct) on this HA are listed at paragraph 12.59 of the December 2018 TVIBHA as follows:

- *‘Removal of the intrusive 1980s bolt-on volumes to the rear and east end of the terrace;*
- *Reinstatement of front doors and fanlights to the north (front) elevation;*
- *Reintroduction of a north-south passage through the terrace;*
- *Refurbishment of the upper three floors of the terrace to provide new workspace;*
- *Provision of retail space at ground and lower ground floor levels of the terrace, with new shopfronts introduced to its south elevation;*
- *Replacement of the 1980s east flank wall to no. 16, to include new openings; and*
- *Refurbishment of basement levels’.*

The December 2018 TVIBHA references the Listed Building Heritage Statement by KMH, which considers the effect of the proposed works to these listed buildings on their special interest (see ES Part 4: Appendices). The KMH report notes a number of heritage benefits that would result from the Development, which would better reveal the heritage significance of the HA. These are summarised at paragraph 12.61 of the December 2018 TVIBHA as follows:

- *'The reversal of inappropriate change to the listed terrace and the reinstatement of plan form, decorative detail and appropriate materials;*
- *The recreation of the passageway from St Thomas Street; and*
- *The provision of the listed terrace with suitable uses that will help sustain its significance over the long term'.*

The December 2018 TVIBHA quotes from the KMH report, which considers that these direct effects do not constitute harm to the HA. The KMH report quantifies any harm that might be asserted within the context of national planning policy.

The December 2018 TVIBHA goes on to consider the indirect effects of the Development on this HA (paragraphs. 12.65 – 12.70). It notes at paragraph 12.66 that *'The removal of the 1980s office development from the Site would return nos.4-8 and 12-16 St Thomas Street to their original state as a stand-alone terrace. This will better reveal their heritage significance by allowing one to appreciate these buildings from the new public realm proposed on the Site to their south and east'.*

Some harm is identified. In its consideration of views of the terrace from St Thomas Street, the December 2018 TVIBHA acknowledges at paragraph 12.68 that *'the degree to which the Development dominates the existing street scene from some viewpoints would be considerable, disrupting the coherent quality of the view of the terrace from the corner with London Bridge Street, as TVIA view 50 illustrates'.* The effect on other views from St Thomas Street of equal importance to the heritage significance of the HA is also considered. At paragraph 12.69, it is noted that *'as one moves closer still, one's awareness of the tower above will diminish and one would see the terrace in a new light as a result of the new public space introduced between the building and Keats House, where the 1980s entrance block to no.20 once stood. This is illustrated in TVIA view 51 (St.Thomas Street, opposite Guy's Hospital) and TVIA view 52 (St Thomas Street, outside St. Thomas' Church)'.*

This harm is considered in the context of the heritage benefits that would result from the Development and the case for the wider positive effects is clearly set out in paragraph 12.70 of the December 2018 TVIBHA. The subsequent assessment of 'the likely significance of effects' on setting, based on this, considers the beneficial, neutral and adverse effects of the Development (in line with the TVIBHA ES methodology). It concludes that *'The magnitude of change to the setting (indirect) is major. The overall significance is moderate to major. While the Development would have an adverse effect on TVIA view 50, the overall impact on these listed buildings would be positive. The effect would be beneficial'.*

Group (ii) – Montague Close / Clink Street (grade II)

This group comprises the following listed buildings:

- Winchester Wharf, Clink Street;
- Archway beneath southern end of London Bridge, crossing Tooley Street;
- Hibernia Chambers, no. 2 Borough High Street;
- Bridge House, no. 4 Borough High Street; and
- Nos. 6, 8 and 10 Borough High Street.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.51) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.86 -12.89). The significance of each of these HAs is set out in paragraphs 1.35 - 1.43 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Winchester Wharf, Clink Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The Thameside location of this building is an important attribute of its setting which contributes to its heritage significance. The setting of this HA has changed considerably over the centuries, today featuring large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower. Where seen in conjunction with this HA, the Development would be consistent with this existing context. As stated in the December 2018 TVIBHA, there would be no harm to any element of setting that contributes to the heritage significance of this listed building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Archway beneath southern end of London Bridge, crossing Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its immediate setting includes the grade II listed Hibernia Chambers to the north, and no.4 Borough High Street to the south – both are built in the same period as Rennie's London Bridge and are attributes of its setting that could be said to contribute to this HA's heritage significance. This archway is best appreciated at close range. Its local setting has changed considerably over the centuries, today both featuring post-war and modern development on Montague Close and Tooley Street, some of a large scale. Where seen in conjunction with this HA, the

Development would be consistent with this existing context. As stated in the December 2018 TVIBHA, there would be no harm to any element of setting that contributes to the heritage significance of this listed building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Hibernia Chambers, no. 2 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting includes the archway beneath the southern end of London Bridge, crossing Tooley Street, and nos. 4, 6, 8, and 10 Borough High Street, all grade II listed. These all date to a similar period and are attributes of its local setting that can be said to contribute to this HA's heritage significance. Although these are not mentioned by name in the list description for no.2, it is assumed that this is the reason in part for the 'GV' specifically noted in its list description.

The setting of this HA has changed considerably over the centuries, today featuring large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower. Where seen in conjunction with this HA, the Development would be consistent with this existing context. As stated in the December 2018 TVIBHA, there would be no harm to any element of setting that contributes to the heritage significance of this listed building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Bridge House, no. 4 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting includes the archway beneath the southern end of London Bridge, crossing Tooley Street, and nos. 2, 6, 8, and 10 Borough High Street, all grade II listed. These all date to a similar period and are attributes of its local setting that can be said to contribute to this HA's heritage significance. Although these are not mentioned by name in the list description for no.4, it is assumed that this is the reason in part for the 'GV' specifically noted in its list description.

The setting of this HA has changed considerably over the centuries, today featuring large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower. Where seen in conjunction with this HA, the Development would be consistent with this existing context. As stated in the

December 2018 TVIBHA, there would be no harm to any element of setting that contributes to the heritage significance of this listed building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Nos. 6, 8 and 10 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting includes the archway beneath the southern end of London Bridge, crossing Tooley Street, and nos.2 and 4, Borough High Street, all grade II listed. These all date to a similar period and are attributes of its local setting that can be said to contribute to this HA's heritage significance. Although these are not mentioned by name in the list description for this HA, it is assumed that this is the reason in part for the 'GV' specifically noted in its list description.

The setting of this HA has changed considerably over the centuries, today featuring large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower. Where seen in conjunction with this HA, the Development would be consistent with this existing context. As stated in the December 2018 TVIBHA, there would be no harm to any element of setting that contributes to the heritage significance of this listed building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Group (iii) - St Thomas Street (grade II*)

This group comprises the following listed buildings:

- No. 9A St Thomas Street;
- No. 9 St Thomas Street and attached railings; and
- Mary Sheridan House (part) and area railings, nos. 11 and 13 St Thomas Street.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs.7.52 – 7.53) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.92 -12.95). The significance of each of these HAs is set out in detail in paragraphs.1.44 - 1.49 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

No. 9A St Thomas Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states that this church was built *‘as part of rebuilding scheme for old St Thomas's Hospital between 1680 and 1732, of which only it, and No.9 adjacent (qv) remain’*. It notes that the north elevation is treated in same way as that of adjoining no.9, which was rebuilt for hospital at same time. As noted in the SoS, together, they form one of the more important survivals of Queen Anne architecture in London and *‘this building forms a group with nos 9-15 (qqv)’*. These buildings are important elements of no.9a's setting, contributing to its heritage significance.

As noted in the December 2018 TVIBHA, the visual setting of this listed building would be noticeably altered as a result of the Development, as illustrated in TVIA views south-east and north-west along St Thomas Street (views 50, 51, and 54). This would not harm any element of setting that contributes to its heritage significance. The best views of this building are at close range, from the north side of St Thomas Street looking away from the direction of the Site.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which lies on the busy main road of St Thomas Street. That setting includes large scale and tall post-war and modern buildings on St Thomas Street and at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place.

This HA is of high sensitivity. The magnitude of change to setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 9 St Thomas Street and attached railings

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states *‘Forms, together with rear to No.9A, one of the more important survivals of Queen Anne architecture in London. No.9 forms a group with No.9A (former St Thomas's Church and later Chapter House) and Nos 11-15 (odd) (qv)’*. These buildings are important elements of no.9's setting, contributing to its heritage significance.

As noted in the December 2018 TVIBHA, the visual setting of this listed building would be noticeably altered as a result of the Development, as illustrated in TVIA views south-east and north-west along St Thomas Street (views 50, 51, and 54). This would not harm any element of setting that contributes to its heritage

significance. The best views of this building are at close range, from the north side of St Thomas Street looking away from the direction of the Site.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which lies on the busy main road of St Thomas Street. That setting includes large scale and tall post-war and modern buildings on St Thomas Street and at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place.

This HA is of high sensitivity. The magnitude of change to setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

Mary Sheridan House (part) and area railings, nos. 11 and 13 St Thomas Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in its list description refers to its group value with nos. 9, 9a, and 15. These buildings are important elements of this HA's setting, contributing to its heritage significance.

As noted in the December 2018 TVIBHA, the visual setting of this listed building would be noticeably altered as a result of the Development, as illustrated in TVIA views south-east and north-west along St Thomas Street (views 50, 51, and 54). This would not harm any element of setting that contributes to its heritage significance. The best views of this buildings is at close range, from the north side of St Thomas Street looking away from the direction of the Site.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which lies on the busy main road of St Thomas Street. That setting includes large scale and tall post-war and modern buildings on St Thomas Street and at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place.

This HA is of high sensitivity. The magnitude of change to setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

Group (iv) – St Thomas Street (grade II)

This group comprises the following listed buildings:

- Bunch of Grapes Public House, no. 2 St Thomas Street;
- Mary Sheridan House (part) and attached area railings, no.15 St Thomas Street; and
- K2 Telephone kiosk outside nos.17 and 19 St Thomas Street.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs.7.54 – 7.55) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.98 -12.101). The significance of these HAs is set out in detail in paragraphs.1.50 - 1.54 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Bunch of Grapes Public House, no. 2 St Thomas Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The ‘GV’ specifically noted in its list description refers to its group value with nos. 4-8 (even), elements of this HA’s setting that contribute to its heritage significance.

As noted in the December 2018 TVIBHA, while the visual setting of this listed building would change considerably, in respect views south-east and northwest along St Thomas Street, as typified by TVIA views 50, 51, 53 and 54, this would not harm any element of setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which lies on the busy main road of St Thomas Street. That setting includes large scale and tall post-war and modern buildings on St Thomas Street and London Bridge, including The Shard, The Place, Guy’s Hospital tower, and the recently completed Shard Place.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate. The effect would be neutral.

Mary Sheridan House (part) and attached area railings, no.15 St Thomas Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The ‘GV’ specifically noted in its list description refers to its group value with nos.9,

9a, 11, and 13, elements of this HA's setting that contribute to its heritage significance.

As noted in the December 2018 TVIBHA, while the visual setting of this listed building would change considerably, in respect views south-east and northwest along St Thomas Street, as typified by TVIA views 50, 51, 53 and 54, this would not harm any element of setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which lies on the busy main road of St Thomas Street. That setting includes large scale and tall post-war and modern buildings on St Thomas Street and London Bridge, including The Shard, The Place, Guy's Hospital tower, and the recently completed Shard Place.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate. The effect would be neutral.

K2 Telephone kiosk outside nos.17 and 19 St Thomas Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It is assumed that the 'GV' specifically noted in its list description refers to its group value with nos.9, 9a, 11, and 13.

As noted in the December 2018 TVIBHA, the Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed feature, which lies on the busy main road of St Thomas Street. That setting includes large scale and tall post-war and modern buildings on St Thomas Street and London Bridge, including The Shard, The Place, Guy's Hospital tower, and the recently completed Shard Place.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate. The effect would be neutral.

Group (v) – Guy's Hospital (grade II)

This group comprises the following listed buildings:

- Gates, gate piers and street railings to Guy's Hospital;
- Statue of Thomas Guy in courtyard of Guy's Hospital, including pedestal and railings; and

- Alcove from old London Bridge in the inner quadrangle of Guy's Hospital.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs.7.58 – 7.59) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.110 - 12.113). The significance of these HAs is set out in detail in paragraphs 1.57 - 1.60 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The setting of these HAs is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in their list descriptions refers to their group value with the grade II* listed hospital, the most important feature of their setting, contributing to the significance of these HAs.

As noted in the December 2018 TVIBHA, although these listed features lie in close proximity to several tall buildings or large scale commercial development on St Thomas Street (notably The Shard and Guy's Hospital tower and Shard Place), all three features have a localised setting – that of the historic part of the hospital itself, which is an inward-looking architectural composition and fairly self-contained.

While the Development will alter the visual setting of these listed features, in respect both of views from Guy's Hospital courtyard, as typified by TVIA view 49, and of views from St Thomas Street, as illustrated in TVIA views 50 and 52, this would not result in harm to their setting.

These HAs are of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Group (vi) – Borough High Street, north end (grade II)

This group comprises the following listed buildings:

- Post Office, no. 19A Borough High Street;
- No. 28 Borough High Street;
- No. 1B Southwark Street;
- No. 30 Borough High Street;
- Nos. 32 and 34 Borough High Street;
- No. 3 Southwark Street;
- No. 38 Borough High Street;
- No. 40 Borough High Street;

- Kings Head Public House, Kings Head Yard, including no. 45 Borough High Street;
- Nos. 50 and 52 Borough High Street;
- Calverts Buildings (attached to rear of no. 50 Borough High Street);
- No. 52A Borough High Street;
- Nos. 53 and 53A Borough High Street;
- No. 54 Borough High Street;
- No. 55 Borough High Street;
- No. 58 Borough High Street;
- No. 67 Borough High Street;
- Nos. 66, 68 and 70 Borough High Street;
- No. 91 Borough High Street;
- Nos. 93 and 95 Borough High Street;
- No. 101 Borough High Street;
- No. 103 Borough High Street;
- The Grapes Public House, no. 121 Borough High Street; and
- Nos. 123, 125 and 127 Borough High Street.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.62) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.125 -12.128). The significance of these HAs is set out in paragraphs 1.67 - 1.68 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Post Office, no. 19A Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes that the building was *'built on part of the site of Court A of old St Thomas's Hospital as the southern of 2 large ward blocks (the other of which has gone), directly north of the former Church of St Thomas'*. The 'GV' specifically noted in its list description refers to this, an aspect of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 28 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is the highly trafficked Borough High Street, which includes buildings of a similar scale, period and style. These are attributes of its setting that can be considered to contribute to the heritage significance of this HA.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 1B Southwark Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with no.30 Borough High Street, with which it was historically linked and is still physically linked internally, and other adjoining buildings. The 'GV' specifically noted in its list description refers to this, an aspect of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 30 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with no.1B Southwark Street, with which it was historically linked and is still physically linked internally, and other adjoining buildings. The 'GV' specifically noted in its list description refers to this, an aspect of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

Nos. 32 and 34 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with adjoining buildings on this island block, as noted above, as well as with the grade II* listed St Saviour's War Memorial. The 'GV' specifically noted in its list description refers to this, an aspect of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 3 Southwark Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting includes Southwark Street and Borough High Street, which include buildings of a similar scale, period and style. These are attributes of its setting that can be considered to contribute to the heritage significance of this HA.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Southwark Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 38 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting includes Southwark Street and Borough High Street, which feature buildings of a similar scale, period and style to no.38. These are attributes of its setting that can be considered to contribute to the heritage significance of this HA.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 40 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its lies on Borough High Street, which includes buildings of a similar scale, period and style to no.40. These are attributes of its setting that can be considered to contribute to the heritage significance of this HA.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

Kings Head Public House, Kings Head Yard, including no. 45 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA lies on King's Head Yard, the most notable aspect of its setting, contributing to the heritage significance of this HA. The Site's late 20th century New City Court office building lies directly opposite, its blank pedimented frontage contributing nothing to the life of this route, which has the character of a service route.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes Guy's Hospital Tower, a prominent feature in views towards this public house on entering the yard from Borough High Street. This is clearly illustrated in TVIA view 45.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

Nos. 50 and 52 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in its list description refers to its group value with several buildings lying on the west side of Borough High Street, the narrow frontages recalling the original medieval burghage plots, and the evolving commercial use of the area. These buildings include no. 54, no.58, a former inn to the rear (Calverts Buildings), and no. 52A, a late-19th century former hop warehouse. These buildings are important elements of this HA's setting, which contribute to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

Calverts Buildings (attached to rear of no. 50 Borough High Street)

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in its list description refers to its group value with several buildings lying on the west side of Borough High Street, the narrow frontages recalling the original medieval burgage plots, and the evolving commercial use of the area. These buildings include no. 50 and 52, no. 54, no.58, and no. 52A, a late-19th century former hop warehouse. These buildings are important elements of this HA's setting, which contribute to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Southwark Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 52A Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in its list description refers to its group value with several buildings lying on the west side of Borough High Street, the narrow frontages recalling the original medieval burgage plots, and the evolving commercial use of the area. These buildings include no. 50 and 52, Calverts Buildings, no. 54, and no.58. These buildings are important elements of this HA's setting, which contribute to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 54 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The group value specifically noted in its list description refers to its relationship with several buildings lying on the west side of Borough High Street, the narrow frontages recalling the original medieval burgage plots, and the evolving commercial use of the area. These buildings include no. 50 and 52, Calverts Buildings, 52a, and no.58. These buildings are important elements of this HA's setting, which contribute to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 58 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. No.58 has group value with several buildings lying on the west side of Borough High Street, the narrow frontages recalling the original medieval burgage plots, and the evolving commercial use of the area. These buildings include no. 50 and 52,

Calverts Buildings, 52a, and no.54. These buildings are important elements of this HA's setting, which contribute to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

Nos. 53 and 53A Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA has group value with no.55, reflected in the 'GV' specifically noted in its list description. No.55 is, therefore, an attribute of its setting that can be said to contribute to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 55 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA has group value with no.53 and 53a, reflected in the 'GV' specifically noted in its list description. No. 53/53a is, therefore, an attribute of its setting that can be said to contribute to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 67 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is the highly trafficked Borough High Street, which includes buildings of a similar scale and period and commercial use. These are attributes of its setting that can be considered to contribute to the heritage significance of this HA.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

Nos. 66, 68 and 70 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is the highly trafficked Borough High Street, which includes buildings of a similar scale and period and commercial use. These are attributes of its setting that can be considered to contribute to the heritage significance of this HA.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall

commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 91 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is the highly trafficked Borough High Street, which includes buildings of a similar scale and period, style and commercial use. These are attributes of its setting that can be considered to contribute to the heritage significance of this HA.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

Nos. 93 and 95 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is the highly trafficked Borough High Street, which includes buildings of a similar scale, period, style and commercial use. These are attributes of its setting that can be considered to contribute to the heritage significance of this HA.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 101 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It is likely that the 'GV' specifically noted in its list description refers to its group value with the former house at no.103 next door (which also has 'GV' noted in its list description). No. 103 can be considered as an attribute of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

No. 103 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It is likely that the 'GV' specifically noted in its list description refers to its group value with the former house at no.101 next door (which also has 'GV' noted in its list description). No. 101 can be considered as an attribute of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

The Grapes Public House, no. 121 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It is likely that the 'GV' specifically noted in its list description refers to its group value with the HA at nos. 123, 125, and 127 next door (which also has 'GV' noted in its list description). The latter can be considered as an attribute of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

Nos. 123, 125 and 127 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It is likely that the 'GV' specifically noted in its list description refers to its group value with the HA at no. 121 next door (which also has 'GV' noted in its list description). The latter can be considered as an attribute of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which sits on the highly trafficked Borough High Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

Group (vii) – Southwark Street, east end and streets to the north (grade II)

This group comprises the following listed buildings:

- The Hop Exchange, no.24 Southwark Street;
- No. 49 Southwark Street;
- Nos. 51 and 53 Southwark Street;
- Nos. 55-59 Thrale Street;
- Cromwell Buildings nos. 5-24 and attached railings, Redcross Way;
- Nos.21 and 23 Park Street and attached railings; and
- Nos.20-26 Park Street.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.63) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.130 -12.132). The significance of these HAs is set out in paragraphs.1.94 - 1.95 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The Hop Exchange, no.24 Southwark Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting on Southwark Street, includes buildings listed (e.g. no.3) and unlisted former warehouses and commercial premises of the same period. These are attributes of its setting that can be considered to contribute to the heritage significance of this HA.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower, and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA views 41 and 42 from Southwark Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

No. 49 Southwark Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA has group value with nos. 51 & 53 (grade II), reflected in the 'GV'

specifically noted in its list description. Nos. 51 & 53, therefore, are an attribute of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower, and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA views 41 and 42 from Southwark Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Nos. 51 and 53 Southwark Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA has group value with no.49 (grade II), reflected in the 'GV' specifically noted in its list description. No. 49, therefore, is an attribute of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower, and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA views 41 and 42 from Southwark Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Nos. 55-59 Thrale Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting contributes to its heritage significance to a limited extent.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower, and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA views 41 and 42 from Southwark Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Cromwell Buildings nos. 5-24 and attached railings, Redcross Way

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting contributes to its heritage significance to a limited extent.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower, and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA views 41 and 42 from Southwark Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Nos.21 and 23 Park Street and attached railings

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting contributes to its heritage significance to a limited extent.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower, and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA views 41 and 42 from Southwark Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Nos.20-26 Park Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting contributes to its heritage significance to a limited extent.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge,

including The Shard, The Place, Guy's Hospital tower, and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA views 41 and 42 from Southwark Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Group (viii) – Borough Market (grade II)

This group comprises the following listed buildings:

- Re-sited Floral Hall Portico at Borough Market;
- The Globe Public House, Bedale Street;
- No.5 Stoney Street;
- The Wheatsheaf Public House, no.6 Stoney Street;
- Nos.1-11 Park Street; and
- No.13 Park Street.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.64) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.135 -12.138). The significance of these HAs is set out in paragraphs.1.103 - 1.104 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Re-sited Floral Hall Portico at Borough Market

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Moved to its present site C.2003, this HA's setting does not contribute to the heritage significance of this HA.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes modern market development and railway infrastructure, and large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 53 from Bedale Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

The Globe Public House, Bedale Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting contributes to its heritage significance to a limited extent.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes modern market development and railway infrastructure, and large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 53 from Bedale Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

No.5 Stoney Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting contributes to its heritage significance to a limited extent.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes modern market development and railway infrastructure, and large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 53 from Bedale Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

The Wheatsheaf Public House, no.6 Stoney Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting contributes to its heritage significance to a limited extent.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes modern market development and railway infrastructure, and large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 53 from Bedale Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Nos. 1-11 Park Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA has group value with no. 13 (grade II), reflected in the 'GV' specifically noted in its list description. No. 13, therefore, is an attribute of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes modern market development and railway infrastructure, and large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 53 from Bedale Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

No. 13 Park Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA has group value with nos. 1-11 (grade II), reflected in the 'GV' specifically noted in its list description. The HA at nos. 1-11, therefore, is an attribute of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes modern market development and railway infrastructure, and large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 53 from Bedale Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Group (ix) – London Bridge Station (grade II)

This group comprises the following listed buildings:

- Railway viaduct arches, Crucifix Lane; and
- Bridge over north end, London Bridge Station.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.65) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.140 -12.143). The significance of these HAs is set out in paragraphs.1.111 - 1.112 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Railway viaduct arches, Crucifix Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA can be said to have group value with the bridge over the north end, London Bridge Station (grade II), which is an attribute of its setting that contributes to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these listed buildings. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Bridge over north end, London Bridge Station

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA can be said to have group value with the Railway viaduct arches, Crucifix Lane (grade II), which are an attribute of its setting that contribute to its heritage significance.

The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these listed buildings. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Group (x) – Tooley Street, north-west end (grade II)

This group comprises the following listed buildings:

- Denmark House, no. 15 Tooley Street;
- London Bridge Hospital, the riverside block behind Tooley Street;
- London Bridge Hospital (part), nos. 17-25 Tooley Street;
- Nos. 29, 31 and 33 Tooley Street;
- Nos. 47 and 49 Tooley Street;
- Hays Galleria, Counter Street; and
- The Counting House, nos. 51-67 Tooley Street.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.67 - 7.68) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.151 -12.154). The significance of these HAs is set out in paragraphs 1.117 - 1.118 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Denmark House, no. 15 Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in its list description is likely to be a reference to its group value with the adjoining nos. 17-25 Tooley Street (grade II) of the same period. The latter, therefore, can be said to be an attribute of its setting that contributes to its heritage significance.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which lies on the highly trafficked Tooley Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 25 from Old Billingsgate Walk, on the north bank.

The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building. This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

London Bridge Hospital (part), nos. 17-25 Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in its list description is likely to be a reference to its group value with the adjoining no. 15 Tooley Street (grade II) and London Bridge Hospital, the riverside block behind Tooley Street (grade II), which is connected to this HA by a bridge link. Both of these buildings can be said to be attributes of its setting that contributes to its heritage significance.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which lies on the highly trafficked Tooley Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 25 from Old Billingsgate Walk, on the north bank.

The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building. This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

London Bridge Hospital, the riverside block behind Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in its list description is likely to be a reference to its group value with nos. 17-25 Tooley Street (grade II), which is connected to this HA by a bridge link. The latter can be said to be attribute of its setting that contributes to its heritage significance.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which lies on the highly trafficked Tooley Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 25 from Old Billingsgate Walk, on the north bank.

The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building. This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Nos. 29, 31 and 33 Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in its list description is likely to be a reference to its group value with other nearby former commercial buildings on the north side of Tooley Street. These can be said to form an attribute of its setting that contributes to its heritage significance.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which lies on the highly trafficked Tooley Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 25 from Old Billingsgate Walk, on the north bank.

The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building. This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Nos. 47 and 49 Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in its list description refers to its group value with the adjacent Hays Galleria, an attribute of its setting that contributes to its heritage significance.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which lies on the highly trafficked Tooley Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 25 from Old Billingsgate Walk, on the north bank. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Hays Galleria, Counter Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in its list description refers to its group value with the adjacent nos. 51-67 Tooley Street, which has group value with nos 47 & 49 Tooley Street. These are attributes of its setting that contribute to its heritage significance.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which lies on the highly trafficked Tooley Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 25 from Old Billingsgate Walk, on the north bank. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

The Counting House, nos. 51-67 Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in its list description refers to its group value with the adjacent Hays Galleria and nos. 47 and 49 Tooley Street. These are attributes of its setting that contribute to its heritage significance.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building, which lies on the highly trafficked Tooley Street. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 25 from Old Billingsgate Walk, on the north bank. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Group (xi) – Tooley Street, central (grade II)

This group comprises the following listed buildings:

- Shipwrights Arms Public House, no. 88 Tooley Street;
- Nos. 115-121 Tooley Street; and
- Fire Station, nos.139 and 141 Tooley Street.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.69 - 7.70) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.157 -12.160). The significance of these HAs is set out in paragraphs.1.126 - 1.127 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Shipwrights Arms Public House, no. 88 Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It lies on the busy thoroughfare of Tooley Street, an aspect of its setting that contributes to its heritage significance.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, and Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Nos. 115-121 Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It lies on the busy thoroughfare of Tooley Street, an aspect of its setting that contributes to its heritage significance.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, and Guy's Hospital tower. The Development will not

have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Fire Station, nos.139 and 141 Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It lies on the busy thoroughfare of Tooley Street, an aspect of its setting that contributes to its heritage significance.

The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed building. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, and Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Group (xii) – Fair Street/Tooley Street, south-east end (grade II)

This group comprises the following listed buildings:

- South London College, Tooley Street;
- Statue on island site in front of South London College and railings, Tooley Street;
- No. 201 (former London and County Bank), Tooley Street;
- Watch House in St John's Churchyard (Recreation Ground), Fair Street;
- Gate piers and railings to Churchyard of former Church of St John;
- No.10 and attached railings to front door steps, Fair Street; and
- War Memorial, Fair Street.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.71 - 7.72) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.163 -12.166). The significance of these HAs is set out in paragraphs.1.131 - 1.132 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

South London College, Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It lies on the busy thoroughfare of Tooley Street, an aspect of its setting that contributes to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes both large scale or tall late 20th century and modern development, notably the One Tower Bridge Development, The Shard and Guy's Hospital Tower. This is illustrated in TVIA view 31 from Tower Bridge Road. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Statue on island site in front of South London College and railings, Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It lies on the busy thoroughfare of Tooley Street, an aspect of its setting that contributes to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes both large scale or tall late 20th century and modern development, notably the One Tower Bridge Development, The Shard and Guy's Hospital Tower. This is illustrated in TVIA view 31 from Tower Bridge Road. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

No. 201 (former London and County Bank), Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It lies on the busy thoroughfares of Tooley Street and Tower Bridge Road, aspects of its setting that contribute to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes both large scale or tall late 20th century and modern development, notably the One Tower Bridge Development, The Shard and Guy's Hospital Tower. This is illustrated in TVIA view 31 from Tower Bridge Road. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Watch House in St John's Churchyard (Recreation Ground), Fair Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The churchyard, gate piers and railings to the Churchyard (separately listed at grade II), Vicarage (also listed at grade II), and the remains of St John's Church are the principal aspects of its setting that contribute to its heritage significance. The list description for the gate piers and railings to the Churchyard notes the group value between them (see below).

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes both large scale or tall late 20th century and modern development, notably the One Tower Bridge Development, The Shard and Guy's Hospital Tower. This is illustrated in TVIA view 31 from Tower Bridge Road. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Gate piers and railings to Churchyard of former Church of St John

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its relationship to the listed Watch House, and also to the listed Vicarage and the remains of St John's Church 'gives them considerable group value' according to this HA's list description. This is reflected in the 'GV' specifically noted in the list description, which also notes '*With the Watch House, they are of historical interest as reflections of the enhanced security arrangements in late-Georgian London churchyards*'. The above are attributes of the setting of this HA that contribute to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes both large scale or tall late 20th century and modern development, notably the One Tower Bridge Development, The Shard and Guy's Hospital Tower. This is illustrated in TVIA view 31 from Tower Bridge Road. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

No.10 and attached railings to front door steps, Fair Street

The setting of this HA (the former vicarage) is discussed in both the SoS and the December 2018 TVIBHA. The churchyard, nearby gate piers and railings to churchyard (listed grade II), Watch House (grade II) and the remains of St John's Church are important aspects of the setting of this HA, contributing to its heritage significance. As noted above, the list description for the gate piers and railings to Churchyard of the former Church of St John notes the '*considerable group value*' between these HAs.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes both large scale or tall late 20th century and modern development, notably the One Tower Bridge Development, The Shard and Guy's Hospital Tower. This is illustrated in TVIA view 31 from Tower Bridge Road. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

War Memorial, Fair Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The churchyard, nearby gate piers and railings to churchyard (listed grade II), Watch House (grade II), former Vicarage (grade II) and the remains of St John's Church are important aspects of the setting of this HA, contributing to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes both large scale or tall late 20th century and modern

development, notably the One Tower Bridge Development, The Shard and Guy's Hospital Tower. This is illustrated in TVIA view 31 from Tower Bridge Road. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Group (xiii) – Tower Bridge Road and riverside (grade II)

This group comprises the following listed buildings:

- Tower Bridge Bridgemaister's House (Bridge House Estate) and gate to side, Tower Bridge Road (West side)
- Accumulator Tower and chimney stack to east side of Tower Bridge Approach, Tower Bridge Road
- Horseleydown old stairs and hard, Shad Thames
- Butler's Wharf Building (No.36 Shad Thames) and Butler's Wharf West (Nos.38-42 (even) Shad Thames)

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.73 - 7.74) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.169 -12.172). The significance of these HAs is set out in paragraphs.1.140 - 1.141 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Tower Bridge Bridgemaister's House (Bridge House Estate) and gate to side, Tower Bridge Road (West side)

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA has group value with the separately listed Tower Bridge (grade I), and the accumulator tower and chimney stack to east side of Tower Bridge Approach, Tower Bridge Road (grade II). This is reflected in the 'GV' specifically noted in the list description. These HAs are the principal attributes of its setting to contribute to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes the highly trafficked Tower Bridge Road, large scale or tall late 20th century and modern development, notably the One Tower Bridge Development. TVIA view 13, from the Thames path on the north bank, at St

Katharine's Dock, illustrates that the Development would appear as a minor addition to the wider context of these listed buildings. The Development would not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Acumulator Tower and chimney stack to east side of Tower Bridge Approach, Tower Bridge Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA has group value with the separately listed Tower Bridge (grade I), and Tower Bridge Bridgmaster's House (grade II). This is reflected in the 'GV' specifically noted in the list description. These HAs are the principal attributes of its setting to contribute to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes the highly trafficked Tower Bridge Road, large scale or tall late 20th century and modern development, notably the One Tower Bridge Development. TVIA view 13, from the Thames path on the north bank, at St Katharine's Dock, illustrates that the Development would appear as a minor addition to the wider context of these listed buildings. The Development would not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Horseleydown old stairs and hard, Shad Thames

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The riverside location of this HA is the main aspect of its setting to contribute to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes large scale or tall late 20th century and modern development, notably the One Tower Bridge Development. TVIA view 13, from the

Thames path on the north bank, at St Katharine's Dock, illustrates that the Development would appear as a minor addition to the wider context of these listed buildings. The Development would not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Butler's Wharf Building (No.36 Shad Thames) and Butler's Wharf West (Nos.38-42 (even) Shad Thames)

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The riverside location of this HA is an important aspect of its setting, contributing to its heritage significance. It is an important element in the warehouse 'canyon' group along Shad Thames, reflected in the 'GV' specifically noted in the list description. These warehouses, including Eagle Wharf to the south, are attributes of this HA's setting that contribute to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes large scale or tall late 20th century and modern development, notably the One Tower Bridge Development. TVIA view 13, from the Thames path on the north bank, at St Katharine's Dock, illustrates that the Development would appear as a minor addition to the wider context of these listed buildings. The Development would not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor. The overall significance is minor to moderate. The effect would be neutral.

Group (xiv) – Streets east of Tower Bridge Road (grade II)

This group comprises the following listed buildings:

- The Anchor Tap Public House, Copper Row, Horselydown Lane;
- Eagle Wharf, 59 Lafone Street, Shad Thames;
- Tower Bridge Magistrates Court and Police Station and attached railings, 209 and 211 Tooley Street; and
- The Circle, Queen Elizabeth Street.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.75 -

7.76) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.175 -12.178). The significance of these HAs is set out in paragraphs.1.146 - 1.147 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The Anchor Tap Public House, Copper Row, Horselydown Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA has a very localised setting that contributes to the significance of this HA to a limited degree. That setting includes late 20th century and modern development on Copper Row and Horselydown Lane. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Eagle Wharf, 59 Lafone Street, Shad Thames

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It is an important element in the warehouse 'canyon' group along Shad Thames, reflected in the 'GV' specifically noted in the list description. These warehouses, including Butler's Wharf to the north, are attributes of this HA's setting that contribute to its heritage significance.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes late 20th century and modern development. The latter includes the One Tower Bridge Development. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Tower Bridge Magistrates Court and Police Station and attached railings, 209 and 211 Tooley Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It lies on the main thoroughfare of Tooley Street, which contributes to its significance to a limited degree. Where noticeable in the context of this listed building, which has

been recently converted into a hotel, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes late 20th century and modern development. The latter includes the One Tower Bridge Development. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

The Circle, Queen Elizabeth Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting contributes to its significance to a limited degree. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes late 20th century and modern development. The latter includes the One Tower Bridge Development. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xv) – Bermondsey Street, north / Brunswick Court and environs (grade II)

This group comprises the following listed buildings:

- No.173 Bermondsey Street;
- Drinking Fountain in south east corner of Tanner Street Recreation Ground, Tanner Street;
- No.132 Bermondsey Street;
- Nos.124-130 (Even) Bermondsey Street;
- No.78 Bermondsey Street;
- Nos.68-76 (Even) Bermondsey Street;
- Nos.59, 61 and 63 and attached railings, Bermondsey Street;
- No.55 Bermondsey Street;
- Nos. 2 and 4 Leathermarket Street;
- K2 Telephone Kiosk at junction with Roper Lane, Tower Bridge Road;
- Warehouse, Sarson's Vinegar Factory, Roper Lane;
- Bonded warehouse, Sarson's Vinegar Factory, Roper Lane;

- Former Still House, Sarson's Vinegar Factory, Roper Lane;
- Plumber's office, Sarson's Vinegar Factory, Roper Lane;
- Engine House, Boiler House and Coal Store, Sarson's;
- Vinegar Factory, Roper Lane. Brewhouse, Sarson's Vinegar Factory, Roper Lane;
- Malt Store, Sarson's Vinegar Factory, Roper Lane; and
- Fermentation Vats, Sarson's Vinegar Factory, Roper Lane.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.77 - 7.78) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.181 -12.184). The significance of these HAs is set out in paragraphs.1.153 - 1.154 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

No.173 Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. As noted in the SoS, this HA derives its significance in part from Bermondsey Street itself, a historic urban thoroughfare, which is characterised by narrow, relatively long plots that reflect its mediaeval origins.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Drinking Fountain in south east corner of Tanner Street Recreation Ground, Tanner Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting does not contribute to the heritage significance of this remnant of a demolished church.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this HA. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

No.132 Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with the nos.124-130 (even) (grade II), reflected in the 'GV' specifically noted in the list description. That HA is an attribute of no.132's setting that contributes to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this HA. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.124-130 (Even) Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA.

It has group value with the no. 132 (grade II), reflected in the 'GV' specifically noted in the list description. That HA is an attribute of the HA's setting that contributes to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this HA. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's

Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

No.78 Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with nos.68-76 (even) (grade II), reflected in the 'GV' specifically noted in the list description. That HA is an attribute of no.78's setting that contributes to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this HA. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.68-76 (Even) Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with no.78 (grade II), reflected in the 'GV' specifically noted in the list description. That HA is an attribute of this HA's setting that contributes to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this HA. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.59, 61 and 63 and attached railings, Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. As noted in the SoS, this HA derives its significance in part from Bermondsey Street itself, a historic urban thoroughfare, which is characterised by narrow, relatively long plots that reflect its mediaeval origins.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

No.55 Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. As noted in the SoS, this HA derives its significance in part from Bermondsey Street itself, a historic urban thoroughfare, which is characterised by narrow, relatively long plots that reflect its mediaeval origins.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos. 2 and 4 Leathermarket Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA derives its significance in part from Leathermarket Street, a historic route characterised by former warehouses and leather factories.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

K2 Telephone Kiosk at junction with Roper Lane, Tower Bridge Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting does not contribute to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this HA. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Warehouse, Sarson's Vinegar Factory, Roper Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with the following adjacent grade II listed buildings, reflected in the 'GV' specifically noted in the list description. These HAs are important attributes of this HA's setting that contribute to the heritage significance of this HA:

- Bonded warehouse, Sarson's Vinegar Factory, Roper Lane;
- Former Still House, Sarson's Vinegar Factory, Roper Lane;
- Plumber's office, Sarson's Vinegar Factory, Roper Lane;
- Engine House, Boiler House and Coal Store, Sarson's;
- Vinegar Factory, Roper Lane. Brewhouse, Sarson's Vinegar Factory, Roper Lane;
- Malt Store, Sarson's Vinegar Factory, Roper Lane; and
- Fermentation Vats, Sarson's Vinegar Factory, Roper Lane.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Bonded warehouse, Sarson's Vinegar Factory, Roper Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with the following adjacent grade II listed buildings, reflected in the 'GV' specifically noted in the list description. These HAs are important attributes of this HA's setting that contribute to the heritage significance of this HA:

- Warehouse, Sarson's Vinegar Factory, Roper Lane;
- Former Still House, Sarson's Vinegar Factory, Roper Lane;
- Plumber's office, Sarson's Vinegar Factory, Roper Lane;
- Engine House, Boiler House and Coal Store, Sarson's;
- Vinegar Factory, Roper Lane. Brewhouse, Sarson's Vinegar Factory, Roper Lane;
- Malt Store, Sarson's Vinegar Factory, Roper Lane; and
- Fermentation Vats, Sarson's Vinegar Factory, Roper Lane.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative

effect on any element of setting that contributes to the heritage significance of this building.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Former Still House, Sarson's Vinegar Factory, Roper Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with the following adjacent grade II listed buildings, reflected in the 'GV' specifically noted in the list description. These HAs are important attributes of this HA's setting that contribute to the heritage significance of this HA:

- Warehouse, Sarson's Vinegar Factory, Roper Lane;
- Bonded warehouse, Sarson's Vinegar Factory, Roper Lane;
- Plumber's office, Sarson's Vinegar Factory, Roper Lane;
- Engine House, Boiler House and Coal Store, Sarson's;
- Vinegar Factory, Roper Lane. Brewhouse, Sarson's Vinegar Factory, Roper Lane;
- Malt Store, Sarson's Vinegar Factory, Roper Lane; and
- Fermentation Vats, Sarson's Vinegar Factory, Roper Lane.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Plumber's office, Sarson's Vinegar Factory, Roper Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with the following adjacent grade II listed buildings, reflected in the 'GV' specifically noted in the list description. These HAs are important attributes of this HA's setting that contribute to the heritage significance of this HA:

- Warehouse, Sarson's Vinegar Factory, Roper Lane;
- Bonded warehouse, Sarson's Vinegar Factory, Roper Lane;
- Former Still House, Sarson's Vinegar Factory, Roper Lane;
- Engine House, Boiler House and Coal Store, Sarson's Vinegar Factory, Roper Lane;
- Vinegar Factory, Roper Lane. Brewhouse, Sarson's Vinegar Factory, Roper Lane;
- Malt Store, Sarson's Vinegar Factory, Roper Lane; and
- Fermentation Vats, Sarson's Vinegar Factory, Roper Lane.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Engine House, Boiler House and Coal Store, Sarson's Vinegar Factory, Roper Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with the following adjacent grade II listed buildings, reflected in the 'GV' specifically noted in the list description. These HAs are important attributes of this HA's setting that contribute to the heritage significance of this HA:

- Warehouse, Sarson's Vinegar Factory, Roper Lane;
- Bonded warehouse, Sarson's Vinegar Factory, Roper Lane;
- Former Still House, Sarson's Vinegar Factory, Roper Lane;
- Plumber's office, Sarson's Vinegar Factory, Roper Lane;
- Vinegar Factory, Roper Lane. Brewhouse, Sarson's Vinegar Factory, Roper Lane;
- Malt Store, Sarson's Vinegar Factory, Roper Lane; and
- Fermentation Vats, Sarson's Vinegar Factory, Roper Lane.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes late 20th century and

modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Vinegar Factory, Roper Lane. Brewhouse, Sarson's Vinegar Factory, Roper Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with the following adjacent grade II listed buildings, reflected in the 'GV' specifically noted in the list description. These HAs are important attributes of this HA's setting that contribute to the heritage significance of this HA:

- Warehouse, Sarson's Vinegar Factory, Roper Lane;
- Bonded warehouse, Sarson's Vinegar Factory, Roper Lane;
- Former Still House, Sarson's Vinegar Factory, Roper Lane;
- Plumber's office, Sarson's Vinegar Factory, Roper Lane;
- Engine House, Boiler House and Coal Store, Sarson's Vinegar Factory, Roper Lane;
- Malt Store, Sarson's Vinegar Factory, Roper Lane; and
- Fermentation Vats, Sarson's Vinegar Factory, Roper Lane.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Malt Store, Sarson's Vinegar Factory, Roper Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with the following adjacent grade II listed buildings, reflected in the

'GV' specifically noted in the list description. These HAs are important attributes of this HA's setting that contribute to the heritage significance of this HA:

- Warehouse, Sarson's Vinegar Factory, Roper Lane;
- Bonded warehouse, Sarson's Vinegar Factory, Roper Lane;
- Former Still House, Sarson's Vinegar Factory, Roper Lane;
- Plumber's office, Sarson's Vinegar Factory, Roper Lane;
- Engine House, Boiler House and Coal Store, Sarson's Vinegar Factory, Roper Lane;
- Vinegar Factory, Roper Lane. Brewhouse, Sarson's Vinegar Factory, Roper Lane; and
- Fermentation Vats, Sarson's Vinegar Factory, Roper Lane.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Fermentation Vats, Sarson's Vinegar Factory, Roper Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has group value with the following adjacent grade II listed buildings, reflected in the 'GV' specifically noted in the list description. These HAs are important attributes of this HA's setting that contribute to the heritage significance of this HA:

- Warehouse, Sarson's Vinegar Factory, Roper Lane;
- Bonded warehouse, Sarson's Vinegar Factory, Roper Lane;
- Former Still House, Sarson's Vinegar Factory, Roper Lane;
- Plumber's office, Sarson's Vinegar Factory, Roper Lane;
- Engine House, Boiler House and Coal Store, Sarson's Vinegar Factory, Roper Lane;
- Vinegar Factory, Roper Lane. Brewhouse, Sarson's Vinegar Factory, Roper Lane; and
- Malt Store, Sarson's Vinegar Factory, Roper Lane.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building.

These HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xvi) – Bermondsey Street, south / Leathermarket (grade II)

This group comprises the following listed buildings:

- Gates and gate piers at north east entrance to St Mary's Churchyard, Bermondsey Street;
- Watch house in St Mary's Churchyard (Recreation Ground), Bermondsey Street;
- Drinking fountain, approx 45m south south-east of Church of St Mary Magdalene, Bermondsey Street;
- Chest Tomb, approximately 60 metres south of Church of St Mary Magdalene, near Abbey Street, Bermondsey Street;
- Dedication steele approximately 35 metres south of Church of St Mary Magdalene, Bermondsey Street;
- Harrison Family Chest Tomb, south of Church of St Mary Magdalene, Bermondsey Street;
- Table Tomb in St Mary's Churchyard, near entrance from Bermondsey Street, Bermondsey Street;
- Tomb approximately 15 metres south south east of Church of St Mary Magdalene, Bermondsey Street;
- Tomb of John Sargeant at south west corner of St Mary Magdalene, Bermondsey Street;
- No.191 Bermondsey Street;
- Nos. 187 and 189 Bermondsey Street;
- Leather Market, Weston Street;
- London Leather, Hide and Wool Exchange, Weston Street, the Jugglers Arms Public House, nos.15 and 17 Leathermarket Street;
- Warehouse Block to east of Leathermarket Yard, Units 13-16, Weston Street;
- Units 7 and 8, Bermondsey Leather Market, Weston Street; and
- No.8A, Leathermarket Yard, Weston Street.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.80 - 7.81) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.192 -12.195). The significance of these HAs is set out in paragraphs 1.176 - 1.177 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Gates and gate piers at north east entrance to St Mary's Churchyard, Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is St Mary's Churchyard and the busy Tower Bridge Road. The churchyard, Church of St Mary Magdalene (grade II*), and the other grade II listed small scale structures and features lying within the churchyard are all attributes of this HA's setting that contribute to its heritage significance. This is reflected in the 'GV' specifically noted in the list description.

Where noticeable in the context of this listed feature, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Watch house in St Mary's Churchyard (Recreation Ground), Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is St Mary's Churchyard and busy Long Lane and Bermondsey Street. The churchyard, Church of St Mary Magdalene (grade II*), and the other grade II listed small scale structures and features lying within the churchyard are all attributes of this HA's setting that contribute to its heritage significance.

Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Drinking fountain, approx 45m south south-east of Church of St Mary Magdalene, Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is St Mary's Churchyard. The churchyard, Church of St Mary Magdalene (grade II*), and the other grade II listed small scale structures and features lying within the churchyard are all attributes of this HA's setting that contribute to its heritage significance. This is reflected in the 'GV' specifically noted in the list description.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Chest Tomb, approximately 60 metres south of Church of St Mary Magdalene, near Abbey Street, Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is St Mary's Churchyard. The churchyard, Church of St Mary Magdalene (grade II*), and the other grade II listed small scale structures and features lying within the churchyard are all attributes of this HA's setting that contribute to its heritage significance. This is reflected in the 'GV' specifically noted in the list description.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Dedication steele approximately 35 metres south of Church of St Mary Magdalene, Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is St Mary's Churchyard. The churchyard, Church of St Mary Magdalene (grade II*), and the other grade II listed small scale structures and features lying within the churchyard are all attributes of this HA's setting that contribute to its heritage significance. This is reflected in the 'GV' specifically noted in the list description.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Harrison Family Chest Tomb, south of Church of St Mary Magdalene, Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is St Mary's Churchyard. The churchyard, Church of St Mary Magdalene (grade II*), and the other grade II listed small scale structures and features lying within the churchyard are all attributes of this HA's setting that contribute to its heritage significance. This is reflected in the 'GV' specifically noted in the list description.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Table Tomb in St Mary's Churchyard, near entrance from Bermondsey Street, Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is St Mary's Churchyard. The churchyard, Church of St Mary Magdalene (grade II*), and the other grade II listed small scale structures and

features lying within the churchyard are all attributes of this HA's setting that contribute to its heritage significance. This is reflected in the 'GV' specifically noted in the list description.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Tomb approximately 15 metres south south east of Church of St Mary Magdalene, Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is St Mary's Churchyard. The churchyard, Church of St Mary Magdalene (grade II*), and the other grade II listed small scale structures and features lying within the churchyard are all attributes of this HA's setting that contribute to its heritage significance. This is reflected in the 'GV' specifically noted in the list description.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Tomb of John Sargeant at south west corner of St Mary Magdalene, Bermondsey Street.

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is St Mary's Churchyard. The churchyard, Church of St Mary Magdalene (grade II*), and the other grade II listed small scale structures and features lying within the churchyard are all attributes of this HA's setting that contribute to its heritage significance. This is reflected in the 'GV' specifically noted in the list description.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

No.191 Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This early 19th century house was the rectory for the adjoining grade II* listed Church of St Mary Magdalene, Bermondsey Street. This relationship between the two is the principal reason for the 'GV' specifically noted in the list descriptions for both buildings. The church is the principal element of its setting that contributes to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos. 187 and 189 Bermondsey Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. As noted in the SoS, this HA derives its significance in part from Bermondsey Street itself, a historic urban thoroughfare, which is characterised by narrow, relatively long plots that reflect its mediaeval origins. The 'GV' specifically noted in the list description for this HA indicates that it has group value with other listed buildings (not specified).

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Leather Market, Weston Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its list description notes *'The rear forms one side of a courtyard of warehouse fronts, including No.8A Leathermarket Yard (qv), with which it forms a good group of C19 industrial buildings'*. This is reflected in the 'GV' specifically noted in the list description. The other HAs in its group are attributes of this HA's setting that contribute to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

London Leather, Hide and Wool Exchange, Weston Street, the Jugglers Arms Public House, nos.15 and 17 Leathermarket Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its list description notes *'Forms a group with the Leather Market, Weston Street (qv) to the south; the warehouse ranges to the rear of Leather Market, No.8A Leathermarket Yard (qv), complete this excellent C19 industrial grouping'*. This is reflected in the 'GV' specifically noted in the list description. The other HAs in its group are attributes of this HA's setting that contribute to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Warehouse Block to east of Leathermarket Yard, Units 13-16, Weston Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in the list description is a reference to group value with adjacent listed buildings (not specified in this list description). The other HAs in its group are attributes of this HA's setting that contribute to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Units 7 and 8, Bermondsey Leather Market, Weston Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes under reasons for designation '*Group value: the buildings form part of the Leather Market, the most important and concentrated survival of industrial buildings in the area*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs in its group are attributes of this HA's setting that contribute to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

No.8A, Leathermarket Yard, Weston Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes '*Included for group value with the other C19 industrial buildings in Leathermarket Yard, Weston Street*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs in its group are attributes of this HA's setting that contribute to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xvii) – Tower Bridge Road, south / Long Lane east (grade II)

This group comprises the following listed buildings:

- Manze's Eel, Pie and Mash Shop, no. 87 Tower Bridge Road;
- Nos.2-5 (Consecutive) and attached railings, Bermondsey Square;
- Simon the Tanner Public House, no.231 Long Lane; and
- Wall of recreation ground, Long Lane.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.82 - 7.83) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.198 -12.201). The significance of these HAs is set out in paragraph 1.188 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Manze's Eel, Pie and Mash Shop, no. 87 Tower Bridge Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA lies on the busy Tower Bridge Road, which contributes to the significance of this HA to a limited degree.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.2-5 (Consecutive) and attached railings, Bermondsey Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA lies on Bermondsey Square, the main aspect of its setting that contributes to its heritage significance.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Simon the Tanner Public House, no.231 Long Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA lies on the busy Long Lane, an aspect of its setting that makes a limited contribution to the heritage significance of this HA.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Wall of recreation ground, Long Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA lies on the busy Long Lane, an aspect of its setting that makes a limited contribution to the heritage significance of this HA.

Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. That setting includes mid-rise or large scale post-war and modern buildings. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xviii) – New Kent Road / Harper Road and environs (grade II)

This group comprises the following listed buildings:

- The Star and Cross Church, Falmouth Road;
- Joseph Lancaster Primary School, Harper Road;
- Geoffrey Chaucer School, Harper Road;
- Nos.1-19 (Odd) including handrail, Bartholomew Street; and
- Tabard Street Centre (former Tabard Street School), Hunter Close, Prioress Street.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.85 - 7.86) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.209 -12.212). The significance of these HAs is set out in paragraph 1.195 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The Star and Cross Church, Falmouth Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA's setting makes a limited contribution to its heritage significance.

This HA's local context includes post-war and modern development and a dual carriageway (A201). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting.

The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Joseph Lancaster Primary School, Harper Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA's setting makes a limited contribution to its heritage significance.

This HA's local context includes post-war and modern development and a dual carriageway (A201). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting.

The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Geoffrey Chaucer School, Harper Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA's setting makes a limited contribution to its heritage significance.

This HA's local context includes post-war and modern development and a dual carriageway (A201). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting.

The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Nos. 1-19 (Odd) including handrail, Bartholomew Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA's setting makes a limited contribution to its heritage significance.

This HA's local context includes post-war and modern development and a dual carriageway (A201). Where noticeable in the context of this HA, the Development

would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting.

The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Tabard Street Centre (former Tabard Street School), Hunter Close, Prioress Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA's setting makes a limited contribution to its heritage significance.

This HA's local context includes post-war and modern development and a dual carriageway (A201). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting.

The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Group (xix) – Trinity Street / Newington Causeway (grade II)

This group comprises the following listed buildings:

- Inner London Sessions Court, Newington Causeway;
- Nos. 2-12 (even) Trinity Street;
- Trinity Arms Public House, Swan Street;
- No.22 and attached railings, Trinity Street;
- Nos.25-47 (Odd) and attached railings, Trinity Street;
- Nos.32-42 (Even) and attached railings, Trinity Street;
- Nos.1-15 (Consecutive) and attached railings, Trinity Church Square;
- Nos.16-22 (Consecutive) and attached railings, Trinity Church Square;
- Nos.23-29 (Consecutive) and attached railings, Trinity Church Square;
- Nos.30-44 (Consecutive) and attached railings, Trinity Church Square;

- Nos.45-68 (Consecutive) and attached railings, Trinity Church Square;
- The Henry Wood Hall, including gate piers and railings, Trinity Church Square;
- Statue in centre of Trinity Church, Trinity Church Square;
- K2 telephone kiosk to north-east of the Henry Wood Hall, Trinity Church Square;
- Nos.26 and 28 Cole Street;
- K2 telephone kiosk Trinity Street at junction with Great Dover Street;
- The Roebuck Public House, Great Dover Street;
- Nos.1-13 (Consecutive) and attached railings, Merrick Square;
- Nos. 14, 15 and 16 and attached railings, Merrick Square;
- Nos.17, 18 and 19 and attached railings, Merrick Square;
- Nos.20-32 (Consecutive) and attached railings, Merrick Square;
- Railings to Merrick Square Garden, Merrick Square;
- Surrey Dispensary, Falmouth Road;
- Nos.4, 10, 12 and 18 and attached railings, Falmouth Road; and
- Nos.20-40 (Even) and attached railings, Falmouth Road.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.87 - 7.88) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.215 -12.218). The significance of each of these HAs is set out in paragraph 1.201 – 1.227 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Inner London Sessions Court, Newington Causeway

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA lies on the busy Newington Causeway, which makes a limited contribution to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos. 2-12 (even) Trinity Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*Included for their group value, leading into the development centred on Trinity Square and Trinity Street*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs that make up this planned development, as described within group (xix), represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Trinity Arms Public House, Swan Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*Built as part of the Trinity Square Development; converted to public house in late C19 or early C20. Included for group value*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs that make up this planned development, as described within group (xix), represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

No.22 and attached railings, Trinity Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. 'GV' is specifically noted in the list description, referring to its group value with other listed buildings. Reference is not made to other HAs by name. However, no.22 is referred to in the list description for nos.45-68 (Consecutive) Trinity Church Square as follows: *'All the listed buildings in Trinity Church Square form a group, and Nos 45-68 also form a group with Nos 22 & 25-47 (odd) Trinity Street (qqv).'* These HAs represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.25-47 (Odd) and attached railings, Trinity Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. 'GV' is specifically noted in the list description, referring to its group value with other listed buildings. Reference is not made to other HAs by name. However, this HA is referred to in the list description for nos.45-68 (Consecutive) Trinity Church Square as follows: *'All the listed buildings in Trinity Church Square form a group, and Nos 45-68 also form a group with Nos 22 & 25-47 (odd) Trinity Street (qqv).'* These HAs represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.32-42 (Even) and attached railings, Trinity Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The other HAs lying within this planned development represent attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.1-15 (Consecutive) and attached railings, Trinity Church Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*All the listed buildings in Trinity Church Square form a group*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs that make up this planned development, as described within group (xix), represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.16-22 (Consecutive) and attached railings, Trinity Church Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*All the listed buildings in Trinity Church Square form a group*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs that make up this planned development, as described within group (xix), represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.23-29 (Consecutive) and attached railings, Trinity Church Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*All the listed buildings in Trinity Church Square form a group*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs that make up this planned development, as described within group (xix), represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.30-44 (Consecutive) and attached railings, Trinity Church Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*All the listed buildings in Trinity Church Square form a*

group'. This is reflected in the 'GV' specifically noted in the list description. The other HAs that make up this planned development, as described within group (xix), represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.45-68 (Consecutive) and attached railings, Trinity Church Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*All the listed buildings in Trinity Church Square form a group, and Nos 45-68 also form a group with Nos 22 & 25-47 (odd) Trinity Street (qqv)*'. This is reflected in the 'GV' specifically noted in the list description. These HAs represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

The Henry Wood Hall, including gate piers and railings, Trinity Church Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*All the listed buildings in Trinity Church Square form a group*'. These HAs represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Statue in centre of Trinity Church, Trinity Church Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*All the listed buildings in Trinity Church Square form a group*'. This is reflected in the 'GV' specifically noted in the list description. These HAs represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

K2 telephone kiosk to north-east of the Henry Wood Hall, Trinity Church Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. 'GV' is specifically noted in the list description, although no reference is made to the specific HAs considered to have group value with this HA. One can infer that this is a reference to the other HAs forming part of this square, which represent an attribute of this HA's setting that contributes to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of

Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.26 and 28 Cole Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting makes a limited contribution to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

K2 telephone kiosk Trinity Street at junction with Great Dover Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. 'GV' is specifically noted in the list description, although no reference is made to the specific HAs considered to have group value with this HA. Its setting makes a limited contribution to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

The Roebuck Public House, Great Dover Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has a prominent location on a main road (Great Dover Street), an attribute of its setting that contributes to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos. 1-13 (Consecutive) and attached railings, Merrick Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*Nos 1-32 (consec) Merrick Square (qqv) form a group*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs in this group represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos. 14, 15 and 16 and attached railings, Merrick Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*Nos 1-32 (consec) Merrick Square (qqv) form a group*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs in

this group represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos. 17, 18 and 19 and attached railings, Merrick Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*Nos 1-32 (consec) Merrick Square (qqv) form a group*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs in this group represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos. 20-32 (Consecutive) and attached railings, Merrick Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*Nos 1-32 (consec) Merrick Square (qqv) form a group*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs in this group represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Railings to Merrick Square Garden, Merrick Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. 'GV' is specifically noted in the list description, although no reference is made to the specific HAs considered to have group value with this HA. One can infer that this is in reference to the other HAs situated on this square - attributes of its setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Surrey Dispensary, Falmouth Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Falmouth Road, which contains a listed terrace from the same period at nos.4-40 (even), is an attribute of the setting of this HA that contributes to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the

character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.4, 10, 12 and 18 and attached railings, Falmouth Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*Nos 4-40 (even) Falmouth Road (qv) form a good group and were originally called Taunton Place and Queen's Terrace (the latter corresponding to the southern part of the surviving row). The terraces were renamed Brunswick Street in 1851-2 and Falmouth Road in 1867*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs in this group represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.20-40 (Even) and attached railings, Falmouth Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*Nos 4-40 (even) Falmouth Road (qv) form a good group and were originally called Taunton Place and Queen's Terrace (the latter corresponding to the southern part of the surviving row). The terraces were renamed Brunswick Street in 1851-2 and Falmouth Road in 1867*'. This is reflected in the 'GV' specifically noted in the list description. The other HAs in this group represent important attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square). Where noticeable in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the

character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xx) – Borough Road / Lancaster Street (grade II)

This group comprises the following listed buildings:

- St George the Martyr Library, no.12 Borough Road;
- The Duke of York Public House, no.47 Borough Road;
- Hanover House, nos.49-60 (Consecutive) Borough Road;
- No.62 Borough Road;
- Clandon House, Boyfield Street Estate;
- Albury House, Boyfield Street Estate;
- Merrow House, Rushworth Street Estate;
- Ripley House, Rushworth Street Estate;
- Chadwick House and attached railings, no.48 Rushworth Street;
- The Drapers' Almshouses, nos.1-5 (Consecutive) Glasshill Street;
- No.55 Great Suffolk Street;
- The Blackfriars Settlement and attached railings, nos.44-47 (Consecutive) Nelson Square; and
- Former Sons of Temperance Friendly Society Building, no.176 Blackfriars Road.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.89 - 7.90) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.221 -12.224). The significance of these HAs is set out in paragraphs 1.228 – 1.229 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

St George the Martyr Library, no.12 Borough Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA lies on the highly trafficked Borough Road. This local setting contributes to its heritage significance to a limited degree.

This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings

of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

The Duke of York Public House, no.47 Borough Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA lies on the highly trafficked Borough Road. This local setting includes the adjoining Hanover House (grade II), an aspect of its setting that can be said to contribute to its heritage significance. It is likely that this is the reason for the 'GV' noted in the list description for this HA.

This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Hanover House, nos.49-60 (Consecutive) Borough Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA lies on the highly trafficked Borough Road. This local setting includes the adjoining Duke of York Public House (grade II), an aspect of its setting that can be said to contribute to its heritage significance. It is likely that this is the reason for the 'GV' noted in the list description for this HA.

This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

No.62 Borough Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA lies on the highly trafficked Borough Road. This setting contributes to the heritage significance of this HA to a limited degree. The listed description notes 'GV', but does not refer to other HAs in the group.

This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Clandon House, Boyfield Street Estate

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*As a pair with Albury House (qv), generally identical to the 2 blocks at Rushworth Street, Merrow House and Ripley House (qv)*'. This is reflected in the 'GV' specifically noted in the list description. The other HA in this group represents an attribute of this HA's setting that contributes to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Albury House, Boyfield Street Estate

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*As a pair with Clandon House (qv), generally identical to the 2 blocks at Rushworth Street, Merrow House and Ripley House (qv)*'. This is reflected in the 'GV' specifically noted in the list description. The other HA in this group represents an attribute of this HA's setting that contributes to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Merrow House, Rushworth Street Estate

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*As a pair with Ripley House (qv), generally identical to the 2 blocks at Boyfield Street (qv)*'. This is reflected in the 'GV' specifically noted in the list description. The other HA in this group represents an attribute of this HA's setting that contributes to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Ripley House, Rushworth Street Estate

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*As a pair with Merrow House (qv), generally identical to the 2 blocks at Boyfield Street (qv)*'. This is reflected in the 'GV' specifically noted in the list description. The other HA in this group represents an attribute of this HA's setting that contributes to its heritage significance.

This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Chadwick House and attached railings, no.48 Rushworth Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting contributes to its significance to a limited degree. This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

The Drapers' Almshouses, nos.1-5 (Consecutive) Glasshill Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting contributes to its significance to a limited degree. This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be

seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

No.55 Great Suffolk Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting contributes to its significance to a limited degree. This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

The Blackfriars Settlement and attached railings, nos.44-47 (Consecutive) Nelson Square

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes that the HA represents '*The last few surviving houses of the square of c1807-1810.*' The setting of Nelson square contributes to its significance.

This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Former Sons of Temperance Friendly Society Building, no.176 Blackfriars Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It lies on the busy Blackfriars Road, which makes a limited contribution to its significance.

This HA is located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys. Where noticeable in the context of this listed building, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. There would be no harm to any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xxi) – Borough High Street, south end and environs (grade II)

This group comprises the following listed buildings:

- No. 151 Borough High Street;
- Kings Arms Public House with refixed coat of arms, no. 65 Newcomen Street;
- No. 177 Borough High Street;
- Wall forming north boundary of public gardens, formerly St George's Churchyard;
- No. 19 Tabard Street; and
- Nos. 25 and 27 Crosby Row.

The effect of the Development of these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.92 - 7.93) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.232 -12.235). The significance of these HAs is set out in paragraph 1.246 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

No. 151 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is the highly trafficked Borough High Street, which includes buildings of a similar scale, period and style. These are attributes of its setting that can be considered to contribute to the heritage significance of this HA.

The local context of this HA includes post-war, late-20th century and modern development. Its wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. Its effect is illustrated in TVIA view 40, from Borough High Street. The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Kings Arms Public House with refixed coat of arms, no. 65 Newcomen Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It has a very localised setting, lying on the narrow Newcomen Street, which contributes to its significance to some degree.

The local context of this HA includes post-war, late-20th century and modern development. Its wider setting includes The Shard and Guy's Hospital tower. The best views of this HA look directly at it from Newcomen Street, looking away from the direction of the Site. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. Its effect is illustrated in TVIA view 40, from Borough High Street. The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

No. 177 Borough High Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its local setting is the highly trafficked Borough High Street, which includes buildings of a similar scale, period and style. These are attributes of its setting that can be considered to contribute to the heritage significance of this HA.

The local context of this HA includes post-war, late-20th century and modern development. Its wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. Its effect is illustrated in TVIA view 40, from Borough High Street. The Development

would not harm any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Wall forming north boundary of public gardens, formerly St George's Churchyard

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The wall's immediate setting is the public gardens (the former churchyard) an aspect of its setting that makes some contribution to its heritage significance.

The local context of this HA includes post-war, late-20th century and modern development. Its wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. Its effect is illustrated in TVIA view 40, from Borough High Street. The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

No. 19 Tabard Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The setting of this HA contributes to its heritage significance to a limited degree.

The local context of this HA includes post-war, late-20th century and modern development. Its wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. Its effect is illustrated in TVIA view 40, from Borough High Street. The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Nos. 25 and 27 Crosby Row

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The setting of this HA contributes to its heritage significance to a limited degree.

The local context of this HA includes post-war, late-20th century and modern development. Its wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. Its effect is illustrated in TVIA view 40, from Borough High Street. The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is moderate. The overall significance is moderate. The effect would be neutral.

Group (xxii) – Southwark Bridge Road, south end and environs (grade II)

This group comprises the following listed buildings:

- Wiltshire House, Maidstone Buildings;
- Roman Catholic Church of the Most Precious Blood, Presbytery, forecourt walls and shrine, Redcross Way;
- Nos.31-37 Union Street;
- Nos. 59 and 61 Union Street;
- Nos. 62 and 64 Union Street;
- Bishops Hall, no. 8 Ayres Street & George Bell House, no. 8A Ayres Street;
- Whitecross Cottages, nos.1-6 Ayres Street;
- Redcross Cottages, nos. 1-6 Redcross Way;
- Lord Clyde Public House, no. 27 Clennam Street;
- The Borough Welsh Congregational Chapel, Southwark Bridge Road;
- No. 52 Southwark Bridge Road and attached railings;
- Winchester House and attached railings, no.94 (part) Southwark Bridge Road;
- Southwark Fire Station, no.94 (part) Southwark Bridge Road; and
- Gable Cottages and garden railings, nos.9-12, 14 & 15,17-21, 24-28 (consec) Sudrey Street.

The effect of the Development of these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.94 - 7.95) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.238 -12.241). The significance of these HAs is set out in paragraph 1.253 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Wiltshire House, Maidstone Buildings

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The connecting warehouse blocks of Maidstone Buildings (not listed) are an attribute of the setting of this HA that contribute to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Roman Catholic Church of the Most Precious Blood, Presbytery, forecourt walls and shrine, Redcross Way

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes '*Group value: the church and its attached presbytery form an integrated contemporary ecclesiastical complex designed by the same architect*'. Beyond this, the setting of this HA contributes to its heritage significance to a limited degree.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Nos.31-37 Union Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The setting of this HA makes a limited contribution to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Nos. 59 and 61 Union Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The setting of this HA makes a limited contribution to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Nos. 62 and 64 Union Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The setting of this HA makes a limited contribution to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an

addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Bishops Hall, no. 8 Ayres Street & George Bell House, no. 8A Ayres Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes *'Nos 8 & 8A form an important group with Nos 1-6, Whitecross Cottages, (qv) and the Redcross Cottages, Redcross Way (qv), fronting Redcross Gardens behind, demonstrating the ideals of Octavia Hill, the pioneer of wholesome working-class housing'*. This is reflected in the 'GV' specifically noted in its list description. The other HAs in this group are attributes of the setting of this HA that contribute to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Whitecross Cottages, nos. 1-6 Ayres Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes *'The Whitecross Cottages form an important group with Nos 8 & 8A (qv) and the Redcross Cottages (qv) fronting Redcross Gardens behind, demonstrating the ideals of Octavia Hill, the pioneer of wholesome working class housing'*. This is reflected in the 'GV' specifically noted in its list description. The other HAs in this group are attributes of the setting of this HA that contribute to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Redcross Cottages, nos. 1-6 Redcross Way

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes '*The Redcross Cottages form a group with Whitecross Cottages, Nos 1-6 (consec) Ayres Street (qv) and Nos 8 & 8A Ayres Street (qv), demonstrating the ideals of Octavia Hill, the pioneer of wholesome working-class housing*'. This is reflected in the 'GV' specifically noted in its list description. The other HAs in this group are attributes of the setting of this HA that contribute to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Lord Clyde Public House, no. 27 Clennam Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The setting of this HA makes a limited contribution to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an

addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

The Borough Welsh Congregational Chapel, Southwark Bridge Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The HA lies on the trafficked Southwark Bridge Road, which makes a limited contribution to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

No. 52 Southwark Bridge Road and attached railings

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It lies on the trafficked Southwark Bridge Road, adjacent to a railway viaduct, which makes a limited contribution to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Winchester House and attached railings, no.94 (part) Southwark Bridge Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes '*The building forms an important group with the Gothic-style fire station built to its left in 1878 (qv)*'. The other HA in this group is an attribute of its setting that contributes to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Southwark Fire Station, no.94 (part) Southwark Bridge Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' specifically noted in its list description is a reference to the HA's group value with the buildings of Winchester House, listed separately. The other HA in this group is an attribute of its setting that contributes to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

*Gable Cottages and garden railings, nos.9-12, 14 & 15,17-21, 24-28 (consec)
Sudrey Street*

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. That setting makes a limited contribution to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to its setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Group (xxiii) – Southwark Street, west end and environs (grade II)

This group comprises the following listed buildings:

- No.89 Southwark Street;
- Former Fire Station, no.97 Southwark Street;
- No.61 and attached railings and overthrow to gate Hopton Street;
- Nos.124 and 126 and attached ironwork, Southwark Street; and
- Rochester House, Nos.43 and 44 Dolben Street.

The effect of the Development of these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs 7.98 - 7.99) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.250 -12.253). The significance of these HAs is set out in paragraph 1.271 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

No.89 Southwark Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The HA lies on a busy main road, Southwark Street, an attribute of its setting which makes a limited contribution to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The latter includes Neo Bankside, covering four buildings that

step up in height from 12 to 24 storeys, and Bankside 123, which comprises three buildings of 10 and 13 storeys with frontages to Southwark Street. The wider setting includes a new group of tall buildings on Blackfriars Road. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Former Fire Station, no.97 Southwark Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The HA lies on a busy main road, Southwark Street. It adjoins no.99 Southwark Street (grade II*). The list description states that the two buildings have group value, the principal reason for the 'GV' specifically noted. No.99 can be considered to form an attribute of the no.97's local setting that contributes to its significance for this reason.

This HA is located within a local context that includes post-war, late-20th century and modern development. The latter includes Neo Bankside, covering four buildings that step up in height from 12 to 24 storeys, and Bankside 123, which comprises three buildings of 10 and 13 storeys with frontages to Southwark Street. The wider setting includes a new group of tall buildings on Blackfriars Road. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

No.61 and attached railings and overthrow to gate Hopton Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Little, if anything, of its setting contributes to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The latter includes Neo Bankside, covering four buildings that step up in height from 12 to 24 storeys, and Bankside 123, which comprises three buildings of 10 and 13 storeys with frontages to Southwark Street. The wider setting includes a new group of tall buildings on Blackfriars Road. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Nos. 124 and 126 and attached ironwork, Southwark Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The HA lies on a busy main road, Southwark Street, an attribute of its setting that makes some contribution to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The latter includes Neo Bankside, covering four buildings that step up in height from 12 to 24 storeys, and Bankside 123, which comprises three buildings of 10 and 13 storeys with frontages to Southwark Street. The wider setting includes a new group of tall buildings on Blackfriars Road. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Rochester House, Nos. 43 and 44 Dolben Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The setting of this HA makes a limited contribution to its heritage significance.

This HA is located within a local context that includes post-war, late-20th century and modern development. The latter includes Palestra, Union Street. The wider setting includes a new group of tall buildings on Blackfriars Road. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Group (xxiv) – Southwark Street, west end and environs (grade II*)

This group comprises the following listed buildings:

- Nos. 1-9 Hopton's Almshouses (Consec), Hopton Gardens;
- Nos. 10 and 11 Hopton's Almshouses, Hopton Gardens; and
- Nos. 12-21 Hopton's Almshouses (Consec), Hopton Gardens.

The effect of the Development of these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs 7.100 - 7.101) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.256 -12.259). The significance of these HAs is set out in paragraph 1.277 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Nos. 1-9 Hopton's Almshouses (Consec), Hopton Gardens.

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*2 linked blocks, forming the northern range of originally 28 almshouses, grouped around 3 sides of a garden*'. This is the principal reason for the 'GV' specifically noted. The other HAs in this group (Nos. 10 and 11, and 12-21 Hopton's Almshouses (Consec), Hopton Gardens) form an important attribute of this HA's immediate setting that contribute to its heritage significance.

The immediate context of this HA includes the late 20th century groundscraper, Sampson House, and NeoBankside, covering four buildings that step up in height from 12 to 24 storeys. The wider setting includes a new group of tall buildings on Blackfriars Road. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Nos. 10 and 11 Hopton's Almshouses, Hopton Gardens.

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*forms the central block of a group of (originally) 28 almshouses, ranged around 3 sides of a garden (this block on the eastern side)*'. This is the principal reason for the 'GV' specifically noted. The other HAs in this group (Nos. 1-9 and 12-21 Hopton's Almshouses (Consec), Hopton Gardens) form

an important attribute of this HA's immediate setting that contribute to its heritage significance.

The immediate context of this HA includes the late 20th century groundscraper, Sampson House, and NeoBankside, covering four buildings that step up in height from 12 to 24 storeys. The wider setting includes a new group of tall buildings on Blackfriars Road. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Nos. 12-21 Hopton's Almshouses (Consec), Hopton Gardens.

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description states '*2 linked blocks, forming the southern range of originally 28 almshouses, grouped around 3 sides of a garden*'. This is the principal reason for the 'GV' specifically noted. The other HAs in this group (Nos.1-9 (Consec) and nos. 10 and 11 Hopton's Almshouses (Consec), Hopton Gardens) form an important attribute of this HA's immediate setting that contribute to its heritage significance.

The immediate context of this HA includes the late 20th century groundscraper, Sampson House, and NeoBankside, covering four buildings that step up in height from 12 to 24 storeys. The wider setting includes a new group of tall buildings on Blackfriars Road. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Group (xxv) – Bankside (grade II)

This group comprises the following listed buildings:

- Anchor Public House, no. 1 Bankside / no. 34 Park Street;
- Union Works, no.60 Park Street;
- Cardinal's Wharf and railings at door, no.49 Bankside;
- Nos.51 and 52 Bankside; and
- Anchor Terrace and attached railings, nos. 1-15 Southwark Bridge Road.

The effect of the Development of these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs 7.102 - 7.103) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.262 -12.265). The significance of these HAs is set out in paragraphs 1.281 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Anchor Public House, no. 1 Bankside / no. 34 Park Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes 'GV' although this does not identify other HAs in this group. The riverside location of this HA is an attribute of its setting that can be said to contribute to its heritage significance.

This HA is located in a local context that includes post-war, late-20th century and modern development. The wider setting includes Bankside 123, which comprises three buildings of 10 and 13 storeys. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HAs is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Union Works, no.60 Park Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This makes a limited contribution to its heritage significance.

This HA is located in a local context that includes post-war, late-20th century and modern development. The wider setting includes Bankside 123, which comprises three buildings of 10 and 13 storeys. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HAs is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Cardinal's Wharf and railings at door, no.49 Bankside

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The riverside location of this HA is an attribute of its setting that can be said to contribute to its heritage significance.

This HA is located in a local context that includes post-war, late-20th century and modern development. The wider setting includes Bankside 123, which comprises three buildings of 10 and 13 storeys. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.51 and 52 Bankside

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The riverside location of this HA is an attribute of its setting that can be said to contribute to its heritage significance.

This HA is located in a local context that includes post-war, late-20th century and modern development. The wider setting includes Bankside 123, which comprises three buildings of 10 and 13 storeys. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Anchor Terrace and attached railings, nos. 1-15 Southwark Bridge Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The HA lies on the highly trafficked Southwark Bridge Road, a local setting that contributes to the heritage significance of this HA to a limited degree.

This HA is located in a local context that includes post-war, late-20th century and modern development. The wider setting includes Bankside 123, which comprises

three buildings of 10 and 13 storeys. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HAs is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xxvi) – Southwark Bridge (grade II)

This group comprises the following listed buildings:

- Southwark Bridge (that part in London Borough of Southwark); and
- Southwark Bridge (listing separate from that above).

The effect of the Development of this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.104) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.267 -12.270). The significance of this HA is set out in paragraphs 1.287 -1.288 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. 'GV' is specifically noted in the list descriptions for those parts of the bridge lying in Southwark and the City. The Thames is the most important attribute of the bridge's setting to contribute to its heritage significance.

The bridge's local setting includes post-war, and late-20th century development. Its wider setting includes modern tall development, including The Shard and the recently completed Shard Place on St Thomas Street. The Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. It would not harm any element of setting that contributes to the heritage significance of the bridge, or the ability to appreciate that significance. Its visibility from the bridge is illustrated in TVIA view 14.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xxvii) – Blackfriars Bridge (grade II)

This group comprises the following listed buildings:

- Blackfriars Bridge;
- Southern abutment to former West Blackfriars and St Paul's Rail Bridge, Blackfriars Road;
- K2 Telephone Kiosk, Blackfriars Bridge;
- Drinking Fountain on east side of road at north end of Bridge, Blackfriars Bridge; and
- Statue of Queen Victoria at Approach to Blackfriars Bridge, Victoria Embankment.

The effect of the Development of these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs 7.105 - 7.106) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.273 -12.276). The significance of these HAs is set out in paragraph 1.289 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Blackfriars Bridge

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The Thames, and the adjacent Southern Abutment to the Former West Blackfriars and St Pauls Rails Bridge, Blackfriars Road (grade II) are the most important attributes of the bridge's setting to contribute to its heritage significance. The list description for the latter notes '*Joseph Cubitt designed Blackfriars Road Bridge to the west (see City of London), and with it this forms a group*'.

This HA is located within a local context that includes large scale and tall late 20th century and modern development. The latter includes One Blackfriars. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The effect on the bridge is illustrated in TVIA views 16 and 17 from Waterloo Bridge, and TVIA view 22 from Victoria Embankment. The Development would not harm any element of setting that contributes to the heritage significance of this HA, or the ability to appreciate that significance..

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Southern abutment to former West Blackfriars and St Paul's Rail Bridge, Blackfriars Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The Thames, and the adjacent Blackfriars Bridge (grade II) are the most important attributes of this HA's setting to contribute to its heritage significance. The list description notes '*Joseph Cubitt designed Blackfriars Road Bridge to the west (see City of London), and with it this forms a group*'.

This HA is located within a local context that includes large scale and tall late 20th century and modern development. The latter includes One Blackfriars. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The effect on the bridge is illustrated in TVIA views 16 and 17 from Waterloo Bridge, and TVIA view 22 from Victoria Embankment. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

K2 Telephone Kiosk, Blackfriars Bridge

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Blackfriars Bridge (grade II) and the adjacent drinking fountain (grade II) are attributes of this HA's setting that contribute to its heritage significance. The list description notes 'GV', but does not refer to other HAs.

This HA is located within a local context that includes large scale and tall late 20th century and modern development. The latter includes One Blackfriars. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The effect on the bridge is illustrated in TVIA views 16 and 17 from Waterloo Bridge, and TVIA view 22 from Victoria Embankment. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Drinking Fountain on east side of road at north end of Bridge, Blackfriars Bridge

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Blackfriars Bridge (grade II) and the adjacent K2 Telephone Kiosk (grade II) are

attributes of this HA's setting that contribute to its heritage significance. The list description notes 'GV', but does not refer to other HAs.

This HA is located within a local context that includes large scale and tall late 20th century and modern development. The latter includes One Blackfriars. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The effect on the bridge is illustrated in TVIA views 16 and 17 from Waterloo Bridge, and TVIA view 22 from Victoria Embankment. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Statue of Queen Victoria at Approach to Blackfriars Bridge, Victoria Embankment

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Blackfriars Bridge (grade II) is an attribute of this HA's setting that contributes to its heritage significance.

This HA is located within a local context that includes large scale and tall late 20th century and modern development. The latter includes One Blackfriars. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The effect on the bridge is illustrated in TVIA views 16 and 17 from Waterloo Bridge, and TVIA view 22 from Victoria Embankment. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xxviii) – Upper Thames Street (grade II)

This group comprises the following listed buildings:

- Nos.1 to 4 (Consec) Queen Street Place, including no.69 Upper Thames Street.

The effect of the Development of this HA is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.109) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.288 -12.291). The significance of this HA is set out in paragraphs 1.303 – 1.304 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This listed building lies on the highly trafficked Upper Thames Street and Queen Street Place, which make a limited contribution to the HA's heritage significance. Its immediate context includes the adjoining grade I listed Vintners Hall, although neither list description gives mention to group value.

This building is located within a local context that includes large scale late 20th century development. The best views of the building look away from the direction of the Site. The Development would not harm any element of setting that contributes to the heritage significance of the building.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Group (xxix) – Lower Thames Street (grade II)

This group comprises the following listed buildings:

- Billingsgate Market, Lower Thames Street;
- Adelaide House, London Bridge;
- Pair of towers at Cannon Street Station western tower to Cannon Street Station, Cannon Street, Cousin Lane; and
- Eastern tower to Cannon Street Station pair of towers at Cannon Street Station, All Hallows Lane, Cannon Street.

The effect of the Development of these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs 7.111-7.112) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.297 -12.298). The significance of these HAs is set out in paragraph 1.309 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Billingsgate Market, Lower Thames Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA overlooks the Thames, an attribute of its setting that contributes to its heritage significance.

This HA is located within a local and wider context that includes large scale and tall late 20th century and modern development. The latter includes The Shard and 20

Fenchurch Street. The best views of this HA are from the Thames and the South Bank, looking away from the direction of the Site. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Adelaide House, London Bridge

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This HA lies adjacent to London Bridge and overlooks the Thames, aspects of its setting that do not contribute to its heritage significance.

This HA is located within a local and wider context that includes large scale and tall late 20th century and modern development. The latter includes The Shard and 20 Fenchurch Street. The best views of this HA are from the Thames and the South Bank, looking away from the direction of the Site. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Pair of towers at Cannon Street Station western tower to Cannon Street Station, Cannon Street, Cousin Lane

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The eastern tower to Cannon Street Station (listed separately at grade II) is the principal aspect of this HA's setting to contribute to its heritage significance. Their group value is not referred to in the list description for either HA.

This HA is located within a local and wider context that includes large scale and tall late 20th century and modern development. The latter includes The Shard and 20 Fenchurch Street. The best views of this HA are from the Thames and the South Bank, looking away from the direction of the Site. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape,

consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Eastern tower to Cannon Street Station pair of towers at Cannon Street Station, All Hallows Lane, Cannon Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The western tower to Cannon Street Station (listed separately at grade II) is the principal aspect of this HA's setting to contribute to its heritage significance. Their group value is not referred to in the list description for either HA.

This HA is located within a local and wider context that includes large scale and tall late 20th century and modern development. The latter includes The Shard and 20 Fenchurch Street. The best views of this HA are from the Thames and the South Bank, looking away from the direction of the Site. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to the heritage significance of this HA.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Group (xxx) – Gracechurch Street and environs (grade II)

This group comprises the following listed buildings:

- No.2a, Eastcheap;
- Nos.39 and 40 (Credit Lyonnais) Lombard Street;
- Nos.81 and 82 Gracechurch Street; and
- Nos. 7 and 9 Gracechurch Street.

The effect of the Development of these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraph 7.118) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.326 -12.329). The significance of these HAs is set out in paragraph 1.327 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

No.2a, Eastcheap

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. It is located in the main road of Eastcheap, an aspect of its setting that makes a contribution to the heritage significance of this former bank.

This HA is located within a local and wider context that includes tall late 20th century and modern buildings. These include 20 Gracechurch Street and 20 Fenchurch Street. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is illustrated in TVIA view 23 from Gracechurch Street. The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.39 and 40 (Credit Lyonnais) Lombard Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. 'GV' is noted in its list description, although the other building(s) in this group are not mentioned. The building lies on the highly trafficked Gracechurch Street, an aspect of its setting that makes a contribution to the heritage significance of this former bank.

This HA is located within a local and wider context that includes tall late 20th century and modern buildings. These include 20 Gracechurch Street and 20 Fenchurch Street. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is illustrated in TVIA view 23 from Gracechurch Street. The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.81 and 82 Gracechurch Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The building lies on the highly trafficked Gracechurch Street, an aspect of its setting that contributes in part to the heritage significance of this HA.

This HA is located within a local and wider context that includes tall late 20th century and modern buildings. These include 20 Gracechurch Street and 20 Fenchurch Street. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is illustrated in TVIA view 23 from Gracechurch Street. The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos. 7 and 9 Gracechurch Street

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The building lies on the highly trafficked Gracechurch Street, an aspect of its setting that contributes in part to the heritage significance of this former bank and office block.

This HA is located within a local and wider context that includes tall late 20th century and modern buildings. These include 20 Gracechurch Street and 20 Fenchurch Street. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. This is illustrated in TVIA view 23 from Gracechurch Street. The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xxxi) – Byward Street / Tower Hill Terrace (grade II)

This group comprises the following listed buildings:

- Wine Cellars at Nos 8 to 10 (consec) (Premises of Messrs Asher Storey) Tower Hill;
- Nos.8 – 10 Tower Hill; and
- Railing and dwarf wall to Church of All Hallows by the Tower (those sections flanking Great Tower Street and Byward Street).

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs.7.122)

and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.346 -12.349). The significance of these HAs is set out in paragraph 1.342 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Wine Cellars at Nos 8 to 10 (consec) (Premises of Messrs Asher Storey) Tower Hill

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting makes a limited contribution to its heritage significance.

This HA is located within a local context that includes the highly trafficked Byward Street/Tower Hill and large scale modern development (Tower Place). Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

This HAs is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Nos.8 – 10 Tower Hill

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. Its setting makes a limited contribution to its heritage significance.

This HA is located within a local context that includes the highly trafficked Byward Street/Tower Hill and large scale modern development (Tower Place). Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

This HAs is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Railing and dwarf wall to Church of All Hallows by the Tower (those sections flanking Great Tower Street and Byward Street)

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. This setting has changed considerably since the church was built, dominated by the

busy main road of Tower Hill today, which runs immediately to the north of this HA, as noted in the SoS and December 2018 TVIBHA. The separately listed Church of All Hallows by the Tower, Byward Street, Great Tower Street, Tower Hill (grade I) is the principal aspect of this HA's setting to contribute to its heritage significance.

This HA is located within a local context that includes the highly trafficked Byward Street/Tower Hill and large scale modern development (Tower Place). Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

This HAs is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xxxii) – Royal Mint (grade II)

This group comprises the following listed buildings:

- Entrance Lodges at The Royal Mint, Tower Hill;
- Seaman's Registry, Royal Mint Site; and
- Cast Iron Lamp Standards in forecourt of The Royal Mint.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs.7.126) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.366 -12.369). The significance of these HAs is set out in paragraph 1.354 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Entrance Lodges at The Royal Mint, Tower Hill

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The other HAs found within the Royal Mint complex are important attributes of the setting of this HA, contributing to its heritage significance. The 'GV' noted in the list description refers to the group value of this HA with the Royal Mint (grade II*), Seaman's Registry (grade II), and the Cast Iron Lamp Standards in forecourt of The Royal Mint (grade II).

This HA is located in close proximity to a busy road junction (Mansell Street/Tower Hill/East Smithfield), and late 20th century office buildings. Where visible in the

context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The very limited effect on its setting is illustrated in TVIA view 29 from Tower Hill, outside the Royal Mint. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Seaman's Registry, Royal Mint Site

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The other HAs found within the Royal Mint complex are important attributes of the setting of this HA, contributing to its heritage significance. The 'GV' noted in the list description refers to the group value of this HA with the Royal Mint (grade II*), Entrance Lodges (grade II), and the Cast Iron Lamp Standards in forecourt of The Royal Mint (grade II).

This HA is located in close proximity to a busy road junction (Mansell Street/Tower Hill/East Smithfield), and late 20th century office buildings. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The very limited effect on its setting is illustrated in TVIA view 29 from Tower Hill, outside the Royal Mint. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Cast Iron Lamp Standards in forecourt of The Royal Mint

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The other HAs found within the Royal Mint complex are important attributes of the setting of this HA, contributing to its heritage significance. The 'GV' noted in the list description refers to the group value of this HA with the Royal Mint (grade II*), Seaman's Registry (grade II), and Entrance Lodges (grade II).

This HA is located in close proximity to a busy road junction (Mansell Street/Tower Hill/East Smithfield), and late 20th century office buildings. Where visible in the context of this HA, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The very limited effect on its setting is illustrated in TVIA view 29 from Tower Hill, outside the Royal

Mint. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xxxiii) – St Katharine’s Dock (grade II)

This group comprises the following listed buildings:

- St Katharine’s Dock (Warehouse C) St Katharine’s Way;
- Warehouse I, St Katharine’s Way;
- Footbridge (between the basin and east dock water areas), St Katharine’s Way;
- The Quay walls to basin and east and west docks, St Katharine Docks; and
- Boundary wall and gate piers to St Katharine Docks, St Katharine’s Way

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs 7.128) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.376 -12.379). The significance of these HAs is set out in paragraph 1.361 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

St Katharine’s Dock (Warehouse C) St Katharine’s Way

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes *‘Warehouses B, C, G and I form a group with the Dockmaster’s Office, the house beside No 6 gate and the boundary walls, gate piers and footbridge in St Katharine’s Dock’*. This is reflected in the ‘GV’ specifically noted in the list description. These HAs are important attributes of the setting of Warehouse C, contributing to its heritage significance.

This HA is located within a local context that includes large scale late 20th century development, such as the Tower Hotel. Opportunities to view the Development in the context of this HA would be particularly limited. Where glimpsed, the Development would be seen as an addition to its evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Warehouse I, St Katharine's Way

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes *'Warehouses B, C, G and I form a group with the Dockmaster's Office, the house beside No 6 gate and the boundary walls, gate piers and footbridge in St Katharine's Dock'*. This is reflected in the 'GV' specifically noted in the list description. These HAs are important attributes of the setting of Warehouse I, contributing to its heritage significance.

This HA is located within a local context that includes large scale late 20th century development, such as the Tower Hotel. Opportunities to view the Development in the context of this HA would be particularly limited. Where glimpsed, the Development would be seen as an addition to its evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Footbridge (between the basin and east dock water areas), St Katharine's Way

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes *'Warehouses B, C, G and I form a group with the Dockmaster's Office, the house beside No 6 gate and the boundary walls, gate piers and footbridge in St Katharine's Dock'*. This is reflected in the 'GV' specifically noted in the list description. These HAs are important attributes of the setting of this footbridge, contributing to its heritage significance.

This HA is located within a local context that includes large scale late 20th century development, such as the Tower Hotel. Opportunities to view the Development in the context of this HA would be particularly limited. Where glimpsed, the Development would be seen as an addition to its evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

The Quay walls to basin and east and west docks, St Katharine Docks

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. 'GV' is specifically noted in the list description, although other HAs are not given mention. The other HAs around the dock are important attributes of the setting of this HA, contributing to its heritage significance.

This HA is located within a local context that includes large scale late 20th century development, such as the Tower Hotel. Opportunities to view the Development in the context of this HA would be particularly limited. Where glimpsed, the Development would be seen as an addition to its evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Boundary wall and gate piers to St Katharine Docks, St Katharine's Way

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes *'Warehouses B, C, G and I form a group with the Dockmaster's Office, the house beside No 6 gate and the boundary walls, gate piers and footbridge in St Katharine's Dock'*. This is reflected in the 'GV' specifically noted in the list description. These HAs are important attributes of the setting of this HA, contributing to its heritage significance.

This HA is located within a local context that includes large scale late 20th century development, such as the Tower Hotel. Opportunities to view the Development in the context of this HA would be particularly limited. Where glimpsed, the Development would be seen as an addition to its evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Group (xxxiv) – St Katharine’s Way (grade II)

This group comprises the following listed buildings:

- British and foreign wharves (warehouse G), St Katharine’s Way;
- Alderman stairs and gate piers, St Katharine’s Way;
- Timepiece sculpture, St Katharine Docks; and
- Dockmaster’s office, St Katharine’s Way.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs 7.129) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs 12.381 -12.384). The significance of these HAs is set out in paragraph 1.367 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

British and foreign wharves (warehouse G), St Katharine’s Way

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The ‘GV’ specifically noted in the list description refers to this HAs group value with the adjacent Alderman stairs and gate piers, St Katharine’s Way (grade II). That HA is an attribute of this HA’s setting that contributes to its heritage significance.

This HA is located within a local context that includes large scale late 20th century development, such as the Tower Hotel. Where visible in the context of this HA, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The limited effect on its setting is illustrated in TVIA view 13 from the Thames path at St Katharine’s Dock. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Alderman stairs and gate piers, St Katharine’s Way

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes ‘*British & Foreign Wharf G Warehouse and No 84 (offices) form a group with Alderman Stairs and Gate Piers*’. This ‘GV’ specifically noted in the list description refers to this. Warehouse G is an attribute of this HA’s setting that contributes to its heritage significance.

This HA is located within a local context that includes large scale late 20th century development, such as the Tower Hotel. Where visible in the context of this HA, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The limited effect on its setting is illustrated in TVIA view 13 from the Thames path at St Katharine's Dock. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Timepiece sculpture, St Katharine Docks

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. 'GV' is noted in the list description, although no reference is made to HAs falling within such a group. This HA has ties to St Katherine Docks, an aspect of its setting that contributes to its heritage significance.

This HA is located within a local context that includes large scale late 20th century development, such as the Tower Hotel. Where visible in the context of this HA, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The limited effect on its setting is illustrated in TVIA view 13 from the Thames path at St Katharine's Dock. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Dockmaster's office, St Katharine's Way

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The list description notes *'There is also strong group value with the other listed components of St. Katharine's Dock: Warehouses C and I, the house beside No 6 gate and the boundary walls, gate piers and footbridge'*. This 'GV' specifically noted in the list description refers to this. The above-mentioned HAs are attributes of this HA's setting that contribute to its heritage significance.

This HA is located within a local context that includes large scale late 20th century development, such as the Tower Hotel. Where visible in the context of this HA, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The limited effect on its setting is illustrated in TVIA view 13 from the Thames path at St Katharine's Dock. The Development would not harm any element of setting that contributes to its heritage significance.

This HA is of medium sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xxxv) – Tower Bridge Road (grade I)

This group comprises the following listed buildings:

- Tower Bridge (that part that lies within the Borough of Southwark), Tower Bridge Road;
- Tower Bridge (that part in London Borough of Tower Hamlets); and
- Tower Bridge approach.

The effect of the Development on these HAs is set out in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4 – paragraphs.7.130) and the December 2018 TVIBHA. The latter sets out the significance of effects (paragraphs.12.386 -12.389). The significance of these HAs is set out in paragraphs.1.372 – 1.373 of Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Tower Bridge (that part that lies within the Borough of Southwark), Tower Bridge Road

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' noted in the list description is a reference to its group value with other HAs referred to in the list description for Tower Bridge (that part in London Borough of Tower Hamlets), which states '*Tower Bridge and its approach form a group with the London Hydraulic Power Co Subways Entrance, 8 Bollards outside the main entrance to The Tower of London, the Tower itself, the Queens Stairs, Tower Hill*'. The above-mentioned HAs, together with the previously noted grade II listed HAs - Tower Bridge Bridgmaster's House (Bridge House Estate) and gate to side, Tower Bridge Road (West side), and Accumulator Tower and chimney stack to east side of Tower Bridge Approach, Tower Bridge Road - are attributes of this HA's setting that contribute to its heritage significance.

This HA's setting includes large scale late 20th century development, such as the Tower Hotel. Where visible in the context of this HA, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The limited effect on its setting is illustrated in TVIA view 12 from Tower Bridge and TVIA view 13 from the Thames path at St Katharine's Dock. The

Development would not harm any element of setting that contributes to its heritage significance, or the ability to appreciate that significance.

This HAs is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Tower Bridge (that part in London Borough of Tower Hamlets)

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' noted in the list description is a reference to its group value with other HAs referred to as follows: *'Tower Bridge and its approach form a group with the London Hydraulic Power Co Subways Entrance, 8 Bollards outside the main entrance to The Tower of London, the Tower itself, the Queens Stairs, Tower Hill'*. The above-mentioned HAs, together with the previously noted grade II listed HAs - Tower Bridge Bridgemaister's House (Bridge House Estate) and gate to side, Tower Bridge Road (West side), and Accumulator Tower and chimney stack to east side of Tower Bridge Approach, Tower Bridge Road - are attributes of this HA's setting that contribute to its heritage significance.

This HA's setting includes large scale late 20th century development, such as the Tower Hotel. Where visible in the context of this HA, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The limited effect on its setting is illustrated in TVIA view 12 from Tower Bridge and TVIA view 13 from the Thames path at St Katharine's Dock. The Development would not harm any element of setting that contributes to its heritage significance, or the ability to appreciate that significance.

This HAs is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Tower Bridge approach

The setting of this HA is discussed in both the SoS and the December 2018 TVIBHA. The 'GV' noted in the list description is a reference to its group value with other HAs referred to as follows: *'Tower Bridge and its approach form a group with the London Hydraulic Power Co Subways Entrance, 8 Bollards outside the main entrance to The Tower of London, the Tower itself, the Queens Stairs, Tower Hill'*. The above-mentioned HAs, together with the previously noted grade II listed HAs - Tower Bridge Bridgemaister's House (Bridge House Estate) and gate to side, Tower Bridge Road (West side), and Accumulator Tower and chimney stack to east side of Tower Bridge Approach, Tower Bridge Road - are attributes of this HA's setting that contribute to its heritage significance.

This HA's setting includes large scale late 20th century development, such as the Tower Hotel. Where visible in the context of this HA, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The limited effect on its setting is illustrated in TVIA view 12 from Tower Bridge and TVIA view 13 from the Thames path at St Katharine's Dock. The Development would not harm any element of setting that contributes to its heritage significance.

This HAs is of high sensitivity. The magnitude of change to the setting (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Group (xxxvi) – Tower of London WHS Listed Buildings (grades I, II* and II)

This group comprises the following listed buildings:

- The White Tower (grade I);
- The Middle Tower, with causeway to Byward Tower (QV) and remains of causeway to Lion Tower to west (grade I);
- Chapel of St Peter-ad-Vincula (grade I);
- Inner Curtain Wall, with mural towers, the new armouries, the Queen's House & nos. 1, 2, 4, 5 and 7 Tower Green (grade I);
- Outer Curtain Wall with casements and mural towers (grade I);
- Revetment wall to south side of moat, from Tower Bridge Approach to Middle Tower (QV) (grade II*);
- The Old Hospital Block and raised terrace and railings (grade II*);
- Former Pump House (grade II);
- Museum of the Royal Fusiliers and attached terrace to front (grade II);
- Waterloo Block (grade II);
- Revetment wall to west and north side of moat, from outwork attached to Middle Tower (QV) to Tower Hill postern (grade II);
- Revetment wall to north side of moat, from Tower Hill postern to Tower Bridge Approach (grade II); and
- K6 telephone kiosk outside gateway of Byward Tower (grade II).

As stated at paragraph 12.390 of the December 2018 TVIBHA, *'the effect of the Development on the listed buildings located within this group is considered as part of the assessment of effect on the Tower of London WHS, which also takes account of the Tower of London's designation as a SM. That assessment can be found at the start of this chapter'*. That assessment, at paragraphs 12.30 – 12.33, was as follows:

'12.30 This is a HA of high sensitivity.'

- 12.31 *The magnitude of change to the setting (indirect) is minor.*
12.32 *The overall significance is moderate. The effect would be neutral.*
12.33 *The effect is at regional level and long term’.*

As noted, in the preceding paragraphs (12.25 – 12.29), the Development would not harm any elements of setting that contribute to the heritage significance or OUV of the WHS, or the ability to appreciate that significance.

Paragraph 12.49 of the December 2018 TVIBHA states that ‘*With regard to other heritage assets within the WHS, there is no significant potential for any effect on the significance of other heritage assets not already considered as part of the WHS’.*

For clarification, the effect on the HAs lying within this group is stated in Part 1 of the Built Heritage Assessment clarifications.

Conservation Areas

Borough High Street Conservation Area

The effect of the Development on the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significant effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Details of the ‘*considerable enhancements to the local townscape*’ are set out in paragraphs 7.5 to 7.7 and 7.15 of the December 2018 Heritage Statement, and summarised at 7.16. All aspects of heritage significance are considered. In respect of setting of the CA it is principally the effect on views in and out and through the conservation area that are relevant and the effect on these is usefully summarised making references to the December 2018 TVIA, in paragraph 12.393.

Some harm is identified and is quantified within the context of national planning policy within the KMH report. Paragraphs 7.17 to 7.20 of the December 2018 Heritage Statement clearly set out the case of the overall effect. The subsequent assessment of ‘the likely significance of effects’, based on this, considers the beneficial, neutral and adverse effects of the scheme (in line with the TVIBHA ES methodology) – the adverse effects being minor in nature overall and ‘less than substantial’ in terms of the NPPF.

Tooley Street Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

Tooley Street was planned as a key route from the river crossing at London Bridge eastwards to the inner dock area of the pool of London. London Bridge Station and the railway viaduct immediately to the south of the CA is also a defining characteristic of the local townscape. The riverside context and viaduct are both important attributes of its setting, contributing to the CA's heritage significance.

In respect of the setting of the CA it is principally the effect on views out and through the conservation area that are relevant and the effect of the Development on these is usefully summarised in the December 2018 TVIBHA. It notes at paragraph 12.398 that: *'The immediate context of the conservation area, both to the north-east at More London, and to the south-west at London Bridge, has changed significantly in recent years and continues to evolve. The tall buildings at London Bridge, including The Shard, are very prominent in views towards the Site from within the conservation area. Opportunities to glimpse the Development from within this CA would be very limited. Where visible, it would be seen a high quality addition to the local context of the CA'*. It concludes that *'There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA'*.

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: The magnitude of change (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Bear Gardens Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The riverscape and the tight and dense urban grain that surrounds this CA are important attributes of its setting, contributing to the CA's heritage significance. In respect of the setting of the CA, it is principally the effect on views across this CA

from the north bank and the Millennium Bridge towards the Site that are relevant and the effect of the Development on these is usefully summarised in the December 2018 TVIBHA. It notes at paragraph 12.403 that The Shard forms part of the backdrop in such views of the CA. This is illustrated in TVIA view 15. The upper storeys of the Development would be visible above the rooftops of Bankside's riverside buildings, but would not be readily noticed by most viewers. The December 2018 TVIBHA concludes *'Where noticed, it would be seen as a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA'*.

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: The magnitude of change (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Thrale Street Conservation area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The conservation area appraisal summarises the setting of this CA as follows:

'3.1.13 To the north and east, the Bankside and Bear Gardens area largely comprises of 19th and 20th century warehouses, commercial and residential buildings. The tight and dense urban grain of the area, particularly around Bear Garden derives from the intensification of waterside industries during the 18th and 19th centuries.

3.1.14 To the north-west, are the Tate Modern Art Gallery and residential developments, such as the: 19th century Peabody Estate and the more recent Neo-Bankside development.

3.1.15 To the east and south, are the Borough High Street and Union Street Conservation Areas, which are characterised by high quality townscape predominantly dating from the 18th and 19th centuries'.

While not referred to as such in the appraisal, this setting can be said to make a contribution to the significance of this CA.

In respect of the setting of the CA, it is principally the effect on views from within this CA towards the Site that are relevant and the effect of the Development on these is usefully summarised in the December 2018 TVIBHA. It notes at paragraph 12.408 that *'Both The Shard and Guy's Hospital tower are prominent in views east along Southwark Street, which looks in the direction of the Site. The effect of the Development on the view east along Southwark is evident in TVIA view 41. It would be aligned with The Shard, which would be seen to rise behind the Development. The Development would be a high quality addition to the local context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA'*.

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: The magnitude of change (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

Union Street Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The conservation area appraisal notes at paragraph 4.5 under 'Proposed extensions to the Conservation Area' that *'The following areas have a significantly positive historic character and contribute to the setting of the Conservation Area.'*

4.5.1. 25, Copperfield Street and former London Fire Brigade building

4.5.2. The Peabody Estate, Marshalsea Road and Mint Street Gardens

4.5.3. Flats, Great Guildford Street'

In respect of the setting of the CA, it is principally the effect on views from within this CA towards the Site that are relevant and the effect of the Development on these is usefully summarised in the December 2018 TVIBHA. It notes at para 12.413 that *'Views towards the Site from within this conservation area take in both The Shard and Guy's Hospital tower. The tall commercial buildings of the City of London are also noticeable in views looking north-east. The effect of the Development on views from within this CA is illustrated in TVIA views 37 (Southwark Bridge Road) and 38 (Red Cross Garden). Where visible, this would be in conjunction with The Shard (as in view 37) or together with The Shard and Guy's Hospital Tower (see view 38). It would be seen as a high quality scheme, consolidating the grouping of tall buildings seen at London Bridge. The Development would be a high quality addition to the*

wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA'.

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: The magnitude of change (indirect) is moderate to major. The overall significance is moderate to major. The effect would be neutral.

Liberty of the Mint Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The conservation area appraisal summarises the setting of this CA as follows at para 3.13: *'The conservation area is located within urban Southwark. It is bounded by Borough High Street, to the east, Mint Street Park to the west Great Suffolk Street, to the south, where the character and nature of the built heritage changes significantly. To the north the conservation area the Borough continues with fine warehouse buildings, and former burgage plot layouts of Borough High Street. St George the Martyrs church at the junction of Marshalsea Road, Borough High Street and Great Dover Street forms a prominent node and landmark, adjacent to the conservation area'.*

Attributes of this setting, such as the St George the Martyrs church, which lies within the adjacent Borough High Street CA, can be said to make a contribution to the significance of this CA.

In respect of setting of the CA, it is principally the effect on views along the eastern edge of this CA towards the Site that are relevant and the effect of the Development on these is usefully summarised in the December 2018 TVIBHA. It notes at para 12.418 that *'The CA's immediate context includes tall post-war development on Borough High Street. Opportunities to view the Development from within this CA would be very restricted. Views would be possible on its Borough High Street boundary (see TVIA view 39). These take in The Shard and Guy's Hospital tower and other modern tall development closer to the CA. Where visible, the Development would be seen as a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA'.*

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: The magnitude of change (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

King's Bench Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The wider character of the area of the CA is summarised on by the Council¹ as being *'of a later 18th century street pattern overlaid first by the mid 19th century brick railway viaduct and then by later 19th and earlier 20th century residential, religious and industrial development, mostly of two or three storeys'.*

In respect of setting of the CA, it is principally the effect on views along the eastern edge of this CA towards the Site that are relevant and the effect of the Development on these is usefully summarised in the December 2018 TVIBHA. It notes at para 12.423 that *'Its immediate context takes in post-war and modern mid-rise housing development. Opportunities to see the Development from this CA would be highly restricted. Where glimpses are possible, it would be seen in the context of existing towers at London Bridge, beyond modern housing development along the northern boundary of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA'.*

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: The magnitude of change (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Trinity Church Square Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

¹ The Conservation Area web page for Kings Bench

The setting of this CA contributes to its significance to a limited degree, as noted in the conservation area appraisal at para 3.1.2 under the title 'Broad Context': *'The visitor leaves the hustle and bustle of Borough High Street and is suddenly immersed in the grandeur and solemnity of Trinity Church Square. The setting of the Conservation Area is dominated by the inward focus of the terraces formed around two formal squares with more modest terraces of the same architectural period to Falmouth Road'*.

In respect of setting of the CA, the December 2018 TVIBHA notes at para 12.428 that *'The effect of the Development on views from within this CA is illustrated in TVIA views 62 (Trinity Church Square, south-west corner). Views such as this illustrate that the Development would be seen in conjunction with The Shard, Guy's Hospital tower, a modern tower at Tabard Square (lying only 300m away), and several commercial tall buildings located in the City of London. It would be a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.'*

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: The magnitude of change (indirect) is minor to moderate. The overall significance is minor to moderate. The effect would be neutral.

St. George's Circus Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The conservation area appraisal notes under the title 'Setting of the area (significant views and landmarks)' that *'The raison d'être for the planned layout of the circus was to provide a grand road layout to link the new river crossings and the growing urban development of south London. The scheme was conceived with the obelisk forming a landmark and visual focus for travellers approaching the Circus from all directions'*. The main roads leading to this circus are an aspect of this CA's setting that contributes to its significance.

The December 2018 TVIBHA notes at para 12.432 that *'This CA lies some 1.15km to the south-west of the Site. The CA itself includes new large scale residential development (Blackfriars Circus). Views of the Development from within this CA*

would be highly limited. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA'.

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: This CA is of medium sensitivity. The magnitude of change (indirect) is insignificant. The overall significance is minor/insignificant. The effect would be neutral.

Bermondsey Street Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The setting of this conservation area contributes to its significance to a limited degree. As noted in the conservation area appraisal (at para 3.1.1) *'The Conservation Area is close to the dense high rise commercial development of the City of London and London Bridge areas. It lies immediately adjacent to the hub of activity associated with London Bridge Station and Guy's Hospital, and a clear change of character is evident to its quieter, smaller scale. The Conservation Area also contrasts in character with the large areas of mid-twentieth century public housing that adjoin it to the east and the west'.*

The December 2018 TVIBHA notes at para 12.437 that *'This CA is located approximately 275m to the south-east of the Site. It includes several open spaces, such as Tanner Street Park and Leathermarket Gardens, which afford views out to the surrounding context. The Development's impact on views from St Mary Magdalen Churchyard and Leathermarket Gardens can be seen in TVIA views 32 and 33 respectively. Both illustrate that views in the direction of the Site take the group of tall buildings at London Bridge today. The Development would be glimpsed among these. It would be a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA'.*

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: This CA is of medium sensitivity. The magnitude of change (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Tower Bridge Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The riverside location of this CA is an important attribute of its setting. Notwithstanding, the conservation area appraisal notes (at para 3.1.1) *'The Tower Bridge Conservation Area is characterised by an extraordinarily tight sense of enclosure, which dramatically cuts it off from its surroundings. However, its location right on the southern bank of the Thames in the centre of the city gives it a very particular and unique situation. Tower Bridge itself provides a remarkable approach to the Conservation Area, even though most of the links into it are glimpsed through the narrowest of streets'*.

The December 2018 TVIBHA notes at para 12.442 that *'This CA is located some 650m to the south-east of the Site. The bulk of the conservation area lies to the south-east of Tower Bridge Road. The conservation area's immediate context includes modern housing development at More London, including the recently constructed tall building at Potter's Fields Park. Chances to glimpse the Development from within this CA would be very limited. The best opportunities would be from Tower Bridge and the junction of Tower Bridge Road and Tooley Street (TVIA view 31). Such views take in the tall buildings at London Bridge today. Where visible, the Development would be seen as a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA'*.

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: This CA is of medium sensitivity. The magnitude of change (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral.

Whitefriars Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The riverside location of this CA is an important attribute of its setting. The conservation area character summary notes at the start of Chapter 3 'Summary of character' that among the characteristics that contribute to the special interest of the CA are *'A planned street layout uncommon in the City, set against the more evolutionary pattern of adjacent areas'*; *'A unique sense of place created by the quiet grandeur of the Victoria Embankment and buildings, openness of the Thames and proximity of the Temples'*; and *'The set-piece created by the transport arteries of the Victoria Embankment, New Bridge Street and Blackfriars Bridge'*.

The December 2018 TVIBHA notes at para 12.447 that *'This CA is located approximately 1.1km to the north-west of the Site. The conservation area's river frontage is undergoing major change at the time of writing. A large scale foreshore structure associated with the Thames Tideway Tunnel project is under construction beside Blackfriars Bridge. The Development would be visible from here, and would be seen from Blackfriars Bridge. The Shard is visible from both locations today. Where visible, the Development would be seen as a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA'*.

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: This CA is of medium sensitivity. The magnitude of change (indirect) is insignificant to minor. The overall significance is minor. The effect would be neutral. The effect is at regional level and long term

Bank Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

As noted in the conservation area character summary, at the start of Chapter 3 'Summary of character', this large CA is *'an area of large-scale commercial buildings set on principal thoroughfares within a network of historic streets, courtyards and alleyways, which creates a distinctive and dense urban environment'*. It is also *'an area where buildings and streets are harmonised by their predominant use of solid masonry facades with regular punched openings, enriched by abundant classical modelling and surface detail'*. While the CA includes modern buildings, its local setting is characterised by a much greater variety of building scale and character and contributes to the significance of this CA to a limited degree.

The December 2018 TVIBHA notes at para 12.452 that *'This CA is located approximately 700m to the north-east of the Site. It sits in the shadow of the City of London's 'Eastern cluster' of tall commercial buildings and includes modern tall office buildings within its boundaries. Visibility of the Development would be restricted to the southern and western boundaries of this CA (Eastcheap and Gracechurch Street). This is illustrated in TVIA view 23, from the junction of Gracechurch Street and Lombard Street. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA'.*

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: This CA is of medium sensitivity. The magnitude of change (indirect) is insignificant. The overall significance is minor/ insignificant. The effect would be neutral. The effect is at regional level and long term.

Leadenhall Market Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

The CA's setting makes contributes in part to its heritage significance. As noted in the conservation area character summary, at the start of Chapter 6 'Character analysis', *'The conservation area boundary is tightly drawn around the market buildings and the historic streets which provide its townscape setting. The scale of market and surrounding buildings is smaller than the area's office blocks and towers and those buildings on Gracechurch Street, Lime Street and Leadenhall Street. This interplay of scales defines the conservation area's immediate backdrop, particularly the variation in building heights that create a dynamic setting'.*

The December 2018 TVIBHA notes at para 12.457 that *'This CA is located some 850m to the north-east of the Site. The area's close-knit historic townscape contrasts with the larger scale buildings that make up the majority of the City of London today. These larger scale buildings are visible in the background of the CA in the longer range views that are possible from within it. The Development has the potential to be seen in glimpsed views from the periphery of the CA, where tall buildings at London Bridge are seen from today. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA'.*

The subsequent assessment of 'the likely significance of effects', based on this, is as follows: This CA is of medium sensitivity. The magnitude of change (indirect) is

insignificant. The overall significance is minor/ insignificant. The effect would be neutral.

Tower Conservation Area

The effect of the Development on the setting of the CA is set out in full in the December 2018 Heritage Statement by PSC (December 2018 ES Appendix 4). This assessment has not been repeated in the main body of December 2018 TVIBHA which sets out the significance of effects. The significance of the conservation area is set out in detail in Appendix A7 to the December 2018 TVIBHA (Statement of Significance).

With regards the setting of the CA, under the heading of 'Character' the conservation area appraisal notes:

- *'the relationship of the city to the river...is important both historically and visually'.*
- *'River traffic has been an essential part of the area's character for hundreds of years. The continued use of St. Katharine's Pier and Tower Pier today enrich the area and make a positive contribution to its urban character'.*
- *'Tower Bridge, along with the White Tower, is one of the internationally recognised symbols of London. The two Victorian Gothic towers and the opening bridge, form a symbolic gateway to the city from the sea. The operation of the bascules, which lift up to allow tall ships to pass through, is a popular, dramatic and theatrical event which has become an essential part of the area's identity'.*

On the subject of views, reference is made to LVMF viewpoints looking into the CA -

- The River Prospect from London Bridge towards Tower Bridge includes views of the Tower of London; and
- The Townscape view of the Tower of London from City Hall.

As noted in the December 2018 Heritage Statement submitted in the planning application (para 1.457), in addition to the LVMF views, the Appraisal identifies a number of local views stating *'there are many important local views, particularly around the Tower walls. The views of the Tower from the north, from the exit to Tower Hill underground station and from the pedestrian underpass are particularly significant as they are often the first glimpse of the Tower for visitors. The views down Tower Hill to the river as well as across the moat are also important. Views towards the White Tower along several streets in the area are also significant, for example the view south along Mansell Street.'*; and going on to say, *'Views along the northern approach to Tower Bridge, looking towards the bridge and its distinctive*

silhouette are also significant, as the historic relationship between the fortress and the bridge can be seen very clearly’.

The aspects of the CA’s setting identified above make contribute to its significance.

The December 2018 TVIBHA notes at para 12.462 that *‘This CA is located approximately 630m to the north-east of the Site. This CA has an urban context, with views from with it in most directions of large scale buildings typical of central London. The Development would appear as a well-designed addition to the grouping of large scale and tall modern buildings at around London Bridge. These include The Shard, The Place, Shard Place and Guys’ Hospital tower. Its visibility is illustrated in TVIA view 12 (LVMF10A.1 – Tower Bridge), view 13 (St Katharine’s Dock), view 26 (Tower of London: Inner Curtain Wall Walkway), view 27 (Tower of London: Inner Ward – north of the White Tower), view 28 (Tower of London Local Setting Study View 1: Tower Green, Inner Ward), and view 29 (Tower of London Local Setting Study View 8: The Royal Mint). It would not harm any element of setting that contributes to the heritage significance of this CA’.*

The subsequent assessment of ‘the likely significance of effects’, based on this, is as follows: This CA is of medium sensitivity. The magnitude of change (indirect) is moderate. The overall significance is moderate. The effect would be neutral. The effect is at regional level and long term.