



Historic England

Laura Dorbeck
5 Pancras Square
London
N1C 4AG

Your Ref: 2023/1155/P
Our Ref: 213678

Contact:
Louise Davies
02079733740
louise.davies@historicengland.org.uk

2023-04-04

Dear Laura Dorbeck,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2021**

237 - 247 Tottenham Court Road 1 - 3 Bayley Street 1 - 4 Morwell Street

Variation of condition 2 (approved drawings) of planning permission 2020/3583/P granted 30/07/2021 for the demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1) use, flexible uses at ground and basement (Class A1/A2/A3/B1/D1/D2), residential (Class C3) use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works. PROPOSED AMENDMENTS include alterations to plant and plant enclosures, changes to cores and lift overruns for fire safety, increase in area of green roof and PV panels, and new escape gate, all at roof level.

Recommend No Archaeological Requirement

Thank you for your consultation received on 2023-03-21.

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.



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

Telephone 020 7973 3700 Facsimile 020 7973 3001

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NPPF section 16 and the London Plan (2021 Policy HC1) make the conservation of archaeological interest a material planning consideration.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

No further assessment or conditions are therefore necessary.

This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

Yours sincerely

Louise Davies

Archaeology Adviser
Greater London Archaeological Advisory Service
London and South East Region



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