



Historic England

Ms Elaine Quigley  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Your Ref: 2023/5130/P  
Our Ref: 218489

Contact:  
Sandy Kidd  
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2024-01-23

Dear Ms Quigley,

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

**Fox Court 14 Gray's Inn Road London WC1X 8HN**

*Demolition of existing facades, retaining existing reinforced concrete frame and basement structures; refurbishment and reconfiguration of the existing office (Use Class E) building for continued office use including extensions with new facades to the west elevation fronting Grays Inn Road (9 storeys), to the northern courtyard elevation facing Brookes Court (9 storeys), to the existing 5 storey north-east wing fronting Brook Street (3 storeys) and to the south elevation (8 storeys); external alterations, provision of rooftop amenity terraces, landscaping and associated works*

**Recommend No Archaeological Requirement**

Thank you for your consultation received on 2024-01-02.

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.

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



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application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified in the Local Plan: [78218] London Suburbs

The proposed development site lay at the outer edge of the City of London until the 18th century. Roman remains including burials have been recorded along Holborn, which originated as a Roman road out of Londinium. Roman pits have recently been recorded on the neighbouring 150 Holborn site at a depth (15.6-16m OD) which would allow for survival of similar remains under the basement slab, although trial excavation in the 1970s only found a 17th century cellar. The Gray's Inn street frontage appears to have been built up by the 16th century, although the frontage itself now lies beneath the modern street the previous fieldwork indicates that buried remains related to this period do survive albeit truncated by modern development.

The applicants desk-based assessment states that the existing basements will remain the same and no new foundation piles are needed so impacts would be restricted to new services. I also note that below-ground attenuation tanks have been discounted.

On balance I consider that the site has low-moderate archaeological potential and that the groundworks are sufficiently small-scale that little or no harm to archaeological significance is likely.

No further assessment or conditions are therefore necessary unless there is a significant amendment to proposed groundworks.

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

Yours sincerely

**Sandy Kidd**

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



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