



Historic England

Ms Emma Barral  
City of London Corporation  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

Direct Dial: 0207 973 3777

Our ref: **W:** L01580082

6 August 2024

Dear Ms Barral

### **Arrangements for Handling Heritage Applications Direction 2021**

**65 FLEET STREET LONDON EC4Y 1HT**  
**Application No. 24/00649/LBC**

Thank you for your letter of 17 July 2024 regarding the above application for listed building consent.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

We have drafted the necessary letter of authorisation (attached) for your authority to determine the application as you see fit and referred the case to the National Planning Casework Unit (NPCU). You will be able to issue a formal decision once NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them.

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Please note that this response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.



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The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

**Claire Brady**

Inspector of Historic Buildings and Areas

E-mail: [REDACTED]



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Emma Barral  
City of London PO Box 270  
Guildhall  
London EC2P 2EJ

Your Ref: 24/00649/LBC  
Our Ref: 224001

Contact: Helen Hawkins



02 October 2024

Dear Emma,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
NATIONAL PLANNING POLICY FRAMEWORK 2023**

**65 Fleet Street London EC4Y 1HT**

*External and Internal alterations to The Tipperary Pub including part demolition of the rear of the pub; erection of 1 storey roof extension containing student accommodation with associated expansion into northern block of 65 Fleet Street at fifth floor level. Works to improve access to Whitefriars Crypt with changes to the surrounding structure of the Crypt to allow for presentation and interpretation of the asset.*

**Recommend No Archaeological Requirement**

Thank you for your consultation received on 18 September 2024.

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.



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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.

The site is located in an area of known archaeology, and previous investigations on the site in the 1920s and 1980s revealed the remains of the medieval Whitefriars priory, as well as Roman and post-medieval remains. The medieval undercroft of the priory, now a listed building, has been preserved within the current development, albeit in a different location to where it was found.

Although some below ground excavations such as lift pits and pump pits are proposed, these will be located within the current basement footprint where archaeological remains have already been removed and are therefore unlikely to have an impact on archaeological remains of significance. The Whitefriars undercroft is to become part of a visitor centre within the site and will therefore be much more accessible to the public. This public benefit is very much welcomed.

Given that no below ground excavations are proposed outside the footprint of the current basements, no archaeological mitigation will be necessary.

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

**Helen Hawkins**

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



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