



Historic England

Ms Anastasia Tampouridou  
City of London Corporation  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

Direct Dial: 020 7973 3520

Our ref: P01574400

21 March 2024

Dear Ms Tampouridou

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**1 OLD JEWRY LONDON EC2R 8DN  
Application No. 24/00226/FULL**

Thank you for your letter of 18 March 2024 regarding the above application for planning permission.

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/>

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.

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



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700  
[HistoricEngland.org.uk](https://HistoricEngland.org.uk)





Historic England

Kate Tatlow  
Business Officer  
E-mail: [REDACTED]



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**From:** [Location Enquiries](#)  
**To:** [PLN - Comments](#)  
**Subject:** RE: Planning Application Consultation: 24/00226/FULL  
**Date:** 04 April 2024 16:37:13  
**Attachments:** [image001.png](#)  
[image002.png](#)

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THIS IS AN EXTERNAL EMAIL

Good afternoon,

**Application No:** 24/00226/FULL

**Site address:** 1 Old Jewry London EC2R 8DN

**Proposal:** The change of use of part of the ground floor retail space to be used for office accommodation (Class E(c)), refurbishment works including reconfiguration of commercial floorspace at basement and ground floor levels; alteration to elevations (including new shopfronts, replacement of existing windows and revise access); erection of a new pavilion and plant room at roof level; and creation of external roof terrace.

Thank you for your consultation.

Though we have no objection in principle to the above planning application, there are a number of potential constraints on the redevelopment of a site situated close to London Underground tunnels and infrastructure. This site is adjacent to Central Line. It will need to be demonstrated to the satisfaction of LUL engineers that:

- the proposed redevelopment will not have any detrimental effect on our tunnels and structures either in the short or long term;
- the design must be such that the loading imposed on our tunnels or structures is not increased or removed;
- we offer no right of support to the development or land.

Therefore, we request that the grant of planning permission be subject to conditions to secure the following:

The development hereby permitted shall not commence until the following documents, in consultation with London Underground Limited (LUL), have been submitted to and approved in writing by the local planning authority which:

- a. accommodate the location of the existing London Underground structures and tunnels;
- b. accommodate ground movement arising from the development construction. The Ground Movement Assessment (GMA) should consider the temporary and/or permanent changes in loading which may affect the London Underground structures and tunnels;
- c. provide details on what impact the proposed load path and construction activities will have on LUL assets;
- d. provide detailed design and Risk Assessment Method Statement for all demolition, temporary and permanent works;
- e. mitigate the effects of noise and vibration arising from the adjoining railway operations;
- f. no claims to be made against TfL or London Underground by the tenants, occupants or lessees of the development for any noise or vibration resulting from London Underground running, operating and maintaining the adjacent railway.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

**Reason:** To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with the London Plan 2021 Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

*This response is made as Railway Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". It therefore relates only to railway engineering and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities.*

Kind regards,

**Tom Li**

Safeguarding Engineer (LU+DLR) | Infrastructure Protection  
5 Endeavour Square | 7<sup>th</sup> Floor Zone B | Westfield Avenue | E20 1JN



-----Original Message-----

From: PLNComments@cityoflondon.gov.uk <PLNComments@cityoflondon.gov.uk>

Sent: 18 March 2024 14:49

To: Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>

Subject: Planning Application Consultation: 24/00226/FULL

Dear Sir/Madam

Please see attached consultation under Article 16 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 for 1 Old Jewry London EC2R 8DN

.

Reply with your comments to [PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk).

Kind Regards

Planning Administration

On behalf of

Anastasia Tampouridou  
Environment Department  
City of London

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# City of London Conservation Area Advisory Committee

Department of the Built Environment,  
Corporation of London,  
P.O. Box 270,  
Guildhall,  
London EC2P 2EJ

10<sup>th</sup> April 2024

Dear Sir/Madam,

At its meeting on 4<sup>th</sup> April 2024 the City of London Conservation Area Advisory Committee considered the following planning application and reached the decision given below:

**C.56 24/00226/FULL - 1 Old Jewry, London EC2R 8DN**

**Bank Conservation Area/Walbrook Ward. Ward Club rep. Peter Cooper.**

The change of use of part of the ground floor retail space to be used for office accommodation (Class E(c)), refurbishment works including reconfiguration of commercial floorspace at basement and ground floor levels; alteration to elevations (including new shopfronts, replacement of existing windows and revise access); erection of a new pavilion and plant room at roof level; and creation of external roof terrace.

The Committee had no objection to the proposed ground floor alterations, but expressed concerns about the proposed timber cladding and requested further detail on the strategic views, specifically in relation to the pavilion and plant room. Further detailed information was required prior to commenting on the potential impact of the proposed new pavilion and plant room at roof level on the character and appearance of the Conservation Area.

I should be glad if you would bring the views of the Committee to the attention of the Planning and Transportation Committee.

Yours faithfully,



Mrs. Julie Foxa  
Secretary



Historic England

Ms Anastasia Tampouridou  
City of London  
PO Box 270,  
Guildhall, London EC2P 2EJ

Your Ref: 24/00226/FULL  
Our Ref:

Contact: Helen Hawkins

11<sup>th</sup> July 2024

Dear Ms Tampouridou,

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

**1 Old Jewry London EC2R 8DN**

*The change of use of part of the ground floor retail space to be used for office accommodation (Class E(g)), refurbishment works including reconfiguration of commercial floorspace at basement and ground floor levels; alteration to elevations (including new shopfronts, replacement of existing windows and revise access); erection of a new pavilion and plant room at roof level; and creation of external roof terrace.*

**Recommend Archaeology Condition**

Thank you for your consultation received on 10<sup>th</sup> July 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.

**Assessment of Significance and Impact**

All of the City of London is considered to have archaeological potential, except where there is evidence that archaeological remains have been lost due to deep basement construction or other groundworks.



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The site was previously partially excavated prior to development works in 2007. Much of the archaeology was preserved in situ beneath the single basement, but some areas were excavated in the locations of new pile pits and service runs. Extensive archaeological remains of Roman and medieval date were recorded, including a Roman road, clay and timber buildings and masonry buildings.

An archaeological desk based assessment has been submitted with the planning application (MOLA 2024) which identifies that the only areas of proposed below ground impact from the new development comprise a new lift pit and some drainage. Given that archaeology is known to survive on the site, an archaeological condition is recommended in order to excavate and record remains in the areas of impact.

### Planning Policies

NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 200 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

NPPF paragraphs 196 and 203 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.

If you grant planning consent, paragraph 211 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

### Recommendations

With reference to the loss of archaeological remains, the significance of the assets is such that if consent is granted the harm can be managed using a planning condition.

I therefore recommend attaching a condition as follows:

Condition	No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
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- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

**Informative** The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to this pre-commencement condition please let us know their reasons and any alternatives suggested. Without this pre-commencement condition being imposed the application should be refused as it would not comply with NPPF paragraph 211.

I envisage that the archaeological fieldwork would comprise the following:

### **Excavation**

An archaeological excavation should be carried out in the new lift pit area in order to remove all archaeological deposits in this area down to the lift pit formation level, in advance of construction.

Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' will be prepared followed by an appropriate level of further analysis, publication and archiving.

### **Watching Brief**

An archaeological watching brief should be carried out for all new service runs excavated



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below the existing basement slab.

An archaeological watching brief involves observation of groundworks and investigation of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

You can find more information on archaeology and planning in Greater London on our website.

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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**From:** [London ePlanning](#)  
**To:** [PLN - Comments](#)  
**Subject:** RE: 24/00226/FULL - 1 Old Jewry London EC2R 8DN  
**Date:** 17 December 2024 10:41:48  
**Attachments:** [2021 Planning and Listed Building Consent applications requiring consultation with and notification to Historic England.pdf](#)

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

Thank you for your email regarding the above application. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. If we do not hear from you within five working days we will assume this application should not have been sent to us.

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.

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>

Thanks  
Charlotte



Historic England

Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at [historicengland.org.uk/strategy](https://historicengland.org.uk/strategy).

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-----Original Message-----

**From:** [PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk) <[PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk)>  
**Sent:** 13 December 2024 15:03  
**To:** London ePlanning <[e-london@historicengland.org.uk](mailto:e-london@historicengland.org.uk)>  
**Subject:** 24/00226/FULL - 1 Old Jewry London EC2R 8DN

-- WARNING: This is an external message. Please use caution when replying, opening attachments or clicking on any links in this e-mail.--

Dear Sir/Madam

Please see attached consultation for proposed works affecting the setting of a Listed Building.

The application and associated documents are available for viewing at  
<http://www.planning2.cityoflondon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9OGZGFHIED00>

Kind Regards

Planning Administration  
Environment Department  
City of London Corporation

On behalf of

Anastasia Tampouridou  
[Anastasia.Tampouridou@cityoflondon.gov.uk](mailto:Anastasia.Tampouridou@cityoflondon.gov.uk)  
020 7332

Details

OUR REF: 24/00226/FULL

ADDRESS: 1 Old Jewry London EC2R 8DN (Grid Reference: 532568, 181177)

PROPOSAL: The change of use of part of the ground floor retail space to be used for office accommodation (Class E(g)), refurbishment works including reconfiguration of commercial floorspace at basement and ground floor levels THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED.

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**From:** [Location Enquiries](#)  
**To:** [PLN - Comments](#)  
**Subject:** RE: Planning Application Consultation: 24/00226/FULL  
**Date:** 03 January 2025 13:19:03  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[RE Planning Application Consultation 2400226FULL .msg](#)

THIS IS AN EXTERNAL EMAIL

Good afternoon,

**Application No:** 24/00226/FULL

**Site address:** 1 Old Jewry London EC2R 8DN

**Proposal:** The change of use of part of the ground floor retail space to be used for office accommodation (Class E(g)), refurbishment works including reconfiguration of commercial floorspace at basement and ground floor levels; alteration to elevations (including new shopfronts, replacement of existing windows and revise access); erection of a new pavilion and plant room at roof level; and creation of external roof terrace.

Thank you for your re-consultation.

I can confirm that London Underground/DLR Infrastructure Protection has no additional comments to make on this planning application (re-consultation) as submitted. However, our attached comments requesting for conditions are still valid and should be taken into consideration.

*This response is made as a Railway Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". It therefore relates only to railway engineering and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities.*

Kind regards,

**Tom Li**

Safeguarding Engineer (LU+DLR) | Infrastructure Protection  
5 Endeavour Square | 7<sup>th</sup> Floor Zone B | Westfield Avenue | E20 1JN



-----Original Message-----

From: PLNComments@cityoflondon.gov.uk <PLNComments@cityoflondon.gov.uk>  
Sent: Friday, December 13, 2024 3:03 PM  
To: Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>  
Subject: Planning Application Consultation: 24/00226/FULL

Dear Sir/Madam

Please see attached consultation under Article 16 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 for 1 Old Jewry London EC2R 8DN

.

Reply with your comments to [PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk).

Kind Regards

Planning Administration

On behalf of

Anastasia Tampouridou  
Environment Department  
City of London

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Historic England

Anastasia Tampouridou  
City of London PO Box 270  
Guildhall  
London EC2P 2EJ

Your Ref: 24/00226/FULL  
Our Ref: 231495

Contact: Helen Hawkins

Dear Anastasia,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
NATIONAL PLANNING POLICY FRAMEWORK 2024**

**1 Old Jewry London EC2R 8DN**

*The change of use of part of the ground floor retail space to be used for office accommodation (Class E(g)), refurbishment works including reconfiguration of commercial floorspace at basement and ground floor levels; alteration to elevations (including new shopfronts, replacement of existing windows and revise access); erection of a new pavilion and plant room at roof level; and creation of external roof terrace. (Re-consultation due to amended documents.)*

**Recommend Archaeology Condition**

Thank you for your consultation received on 18 March 2025.

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.

**Assessment of Significance and Impact**

The proposed development is in an area of archaeological interest. The City of London was founded almost two thousand years ago and London has been Britain's largest and most



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important urban settlement for most of that time. Consequently, the City of London Local Plan 2015 says that all of the City is considered to have archaeological potential, except where there is evidence that archaeological remains have been lost due to deep basement construction or other groundworks.

The site was previously partially excavated prior to development works in 2007. Much of the archaeology was preserved in situ beneath the single basement, but some areas were excavated in the locations of new pile pits and service runs. Extensive archaeological remains of Roman and medieval date were recorded, including a Roman road, clay and timber buildings and masonry buildings.

An archaeological desk based assessment was submitted with the previous planning application (24/00226/FULL MOLA 2024) which identifies that the only areas of proposed below ground impact from the new development comprise a new lift pit and some drainage. Given that archaeology is known to survive on the site, an archaeological condition was recommended for the previous application in order to excavate and record remains in the areas of impact.

A Written Scheme of Investigation for Archaeological Excavation and Monitoring and Recording (MOLA 2025) has been submitted with this application, which outlines how the archaeological mitigation will be managed on the site. The WSI is acceptable and a compliance condition is now recommended to allow the archaeological work to proceed.

### Planning Policies

NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 207 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

NPPF paragraphs 202 and 210 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.

If you grant planning consent, paragraph 218 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

### Recommendations

The significance of the asset and scale of harm to it is such that the effect can be managed using a planning condition.



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I therefore recommend attaching a condition as follows:

Condition      No demolition or development shall take place except in accordance with the submitted Written Scheme of Investigation (*Written Scheme of Investigation for Archaeological Excavation and Monitoring and Recording*, MOLA 2025). For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI.

This condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to this condition please let us know their reasons and any alternatives suggested. Without this condition being imposed the application should be refused as it would not comply with NPPF paragraph 218.

I envisage that the archaeological fieldwork would comprise the following:

### Watching Brief

An archaeological watching brief involves observation of groundworks and investigation of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

### Excavation

Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' will be prepared followed by an appropriate level of further analysis, publication and archiving.

You can find more information on archaeology and planning in Greater London on our website.

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



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

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



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Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.

# City of London Conservation Area Advisory Committee

Department of the Built Environment,  
Corporation of London,  
P.O. Box 270,  
Guildhall,  
London EC2P 2EJ

19<sup>th</sup> April 2025

Dear Sir/Madam,

At its meeting on 10<sup>th</sup> April 2025 the City of London Conservation Area Advisory Committee considered the following planning application and reached the decision given below:

**C.48 24/00226/FULL - 1 Old Jewry, London EC2R 8DN**

**Bank Conservation Area/Walbrook Ward. Ward Club Rep. John Tibbitts**

The change of use of part of the ground floor retail space to be used for office accommodation (Class E(g)), refurbishment works including reconfiguration of commercial floorspace at basement and ground floor levels; alteration to elevations (including new shopfronts, replacement of existing windows and revise access); erection of a new pavilion and plant room at roof level; and creation of external roof terrace. (Re-consultation due to amended documents.)

The Committee objected to the revised application considering that the proposed balustrade was too far forward and needed to be pulled back from the front elevation in order to reduce the adverse impact on the character and appearance of the Conservation Area.

I should be glad if you would bring the views of the Committee to the attention of the Planning and Transportation Committee.

Yours faithfully,



Mrs. Julie Fox  
Secretary