



For the attention of Nelupa Malik

Ref: PA/24/00922/A1 – Teviot Estate, Poplar E14 6QU

The London and Middlesex Archaeological Society (LAMAS) promotes London's archaeology, local history, and historic buildings. The LAMAS Historic Buildings and Conservation Committee reviews planning applications relating to important historic buildings and seeks to ensure a sustainable future for vital aspects of London's built heritage.

We fully support Historic England's objection to this planning application, as outlined in their letter dated 8 July, and recommend that it be refused as it stands. Unlike other major redevelopment schemes under consideration in the Borough (e.g. the West Ferry Printworks, PA/23/02375), the Teviot Estate site does not fall within an area earmarked for tall buildings and the proposed tower blocks of up to 30 storeys - compared with typical existing building heights of up to five storeys - will cause unacceptable harm to the settings of nearby heritage assets. These include the Grade II listed St Michael's & All Angels former church, the Langdon Park Conservation Area in which part of the Teviot Estate site sits, and a variety of locally listed assets. There would also be harm to vistas highlighted in the Borough's Local Plan as having significant merit (e.g. the view north from St Leonard's Road to the former church; and the view of the Grade II* listed Balfron Tower from Langdon Park).

We therefore disagree strongly with the statement in the DAS which claims that '*the new Teviot neighbourhood masterplan will **enhance the local character by identifying the existing natural and heritage assets and placing them at the centre of the regeneration process***' (1.1) and that the scheme would '***enhance the local identity character by responding to the local, heritage and natural assets***'. The proposed tower blocks would not enhance the setting of these assets.

The adverse impact on these heritage assets fails, in our view, to be justified by the benefits of the scheme as currently proposed and as required by the NPPF. The proposed scheme also contravenes other planning regulations, including:

- The **London Plan** which states (D9.B3) that '*tall buildings should only be developed in locations identified as suitable in development plans*'. Section D9.C1 is also contravened.
- The **Borough Local Plan**, in particular S.DH1, S.DH3, D.DH4, D.DH6.

We support also GLAAS's recommendation, in their letter of 16 July, that conditions be imposed and implemented prior to any commencement of works. These recognise the potential archaeological importance of this site which lies in the Lea Valley Archaeological Priority Area, as identified in the Borough Local Plan.

Vicki Fox (Hon. Secretary)
LAMAS – Historic Buildings & Conservation Committee

5 August 2024