



**BUILDINGS ARCHAEOLOGY CASEWORK TEAM**

*A National Amenity Society*

The Rt Hon Sir Sadiq Khan,  
Mayor of London  
City Hall  
Kamal Chunchie Way  
London  
E16 1ZE

By email: [mayor@london.gov.uk](mailto:mayor@london.gov.uk)

14 April 2026

**Liverpool Street Station, Liverpool Street, London, EC2M 7QH. Application Nos. 25/00494/FULEIA and 25/00475/LBC.**

Dear Sir Sadiq,

I write on behalf of the Council for British Archaeology (CBA), a National Amenity Society with a statutory role in the planning system.

The CBA **object** to the damaging and unjustified proposals for Liverpool Street Station, and request that the Mayor exercise his statutory powers under Article 7 of the Mayor of London Order (2008) to direct **refusal** of the above applications.

The proposals would cause clear harm to the station through the construction of a large new tower building above the glass-roofed concourse, damaging the building's fabric and character and having an intrusive impact on the character of the wider Bishopsgate area. This is contrary to the Draft City Plan 2040, as the station is outside any established Tall Building zone.

The CBA appreciate the need for refurbishment work to the station, and would not object to a scheme of works which would improve the experience for commuters while working with the existing iconic historic site.

However, we are concerned that the proposed scheme is much larger, more disruptive, and more damaging to the heritage of the area and the wider City of London than is necessary to deliver the improvements, and will lead to long-term delays and issues for commuters. The creation of a large new structure above the historic concourse would set a highly unwelcome precedent for heritage buildings which would have national implications for conservation practice.

We have attached our detailed response to the proposals to allow a full understanding of the damage to the historic environment which would be caused by the proposed works.

In addition, as the viability assessment submitted by the applicants makes clear, the proposed scheme is not financially viable and risks causing extensive damage to the historic site and disruption for station users without achieving the necessary improvements, potentially requiring additional funding.

A heritage-led scheme for the station (such as that designed by John McAslan + Partners) would reduce the harmful effects on the listed buildings and the wider area while minimising the costs and the disruptive impact for station users; a win-win. The CBA are concerned that National Rail do not appear to have considered this more financially viable and sensitive scheme as an alternative option, which has meant the City of London could not make a balanced judgement on the level of heritage harm needed to achieve the necessary transport improvements.

The future of a highly significant piece of London's history hangs in the balance, and the CBA are deeply concerned that the right decision should be made to allow Liverpool Street Station to continue to function as a crucial piece of the City's infrastructure while retaining its iconic historic character.

We ask the Mayor to direct **refusal** of the above applications to allow full and transparent consideration of the best options for the station's future.

Kind Regards,

Dr Alison Edwards  
Listed Buildings Caseworker

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021.**



---

The Council for British Archaeology conducts our casework free of charge. If you appreciate our work you can support us by becoming a member or making a donation. Your support helps us continue to champion sensitive change to the historic environment

Visit [archaeologyuk.org/support-us/donations](https://archaeologyuk.org/support-us/donations) to donate today