

Culture Team  
2-4 Cockspur Street  
London SW1Y 5DH  
www.culture.gov.uk

Tel [REDACTED]  
Fax [REDACTED]  
culture.gsi.gov.uk

[REDACTED]  
Heritage Protection Department  
English Heritage  
1 Waterhouse Square  
138-142 Holborn  
London EC1 2ST

Your Ref 464273  
Our Ref

15 June 2011



Dear [REDACTED]

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST  
Broadgate, phases 1-4, City of London**

With reference to the English Heritage Advice Report dated 3 June 2011 regarding the application for a Certificate of Immunity from Listing on buildings Nos 3, 4 and 6 Broadgate, City of London and your recommendations that phases 1-4 be considered for inclusion in the statutory list, I am now in a position to advise you of the Secretary of State's decision.

The Secretary of State has completed his consideration of all the evidence, including taking into account the advice from English Heritage and the representations of others. He has concluded that Broadgate, phases 1-4, is not of sufficient architectural or historic interest to merit listing protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.

He acknowledges the comprehensive analysis given to this case by English Heritage and the advice which recommends the listing of Broadgate phases 1-4 including Nos. 1-2, 3, 4, 6 and 8-12 Broadgate and 100 Liverpool Street with the Octagon Arcade, the Broadgate Circle and stage area and 4 sculptures ('Fulcrum' by Richard Serra, 'Leaping Hare on Crescent and Bell' by Barry Flanagan; 'Go Between' by Alan Evans and 'Ganapathi and Devi' by Stephen Cox), along with associated paving and landscape. He is incredibly grateful to English Heritage for the hard work that has clearly gone into this work.

In arriving at his decision, the Secretary of State noted Government policy as set out in Principles of Selection for Listing (reissued March 2010) that buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat. He acknowledges that buildings 4 and 6 are under threat of

demolition and the test that has to be applied is therefore whether Broadgate phases 1-4 is of outstanding quality.

After considering all the information, he believes that Broadgate phases 1-4 has architectural interest, is built of quality materials with impressive planning and quality artworks, and notes it is praised as being a successful development of the 1980s office boom period. However, he also notes the views expressed from other respondents that the architectural features of this site are not of special interest and there are earlier examples of some of the construction methods used. As such he does not consider that Broadgate is of the outstanding quality required for listing buildings under 30 years old. He is persuaded that the building's architectural design, decoration and craftsmanship is impressive, but not to the extent that it meets the high bar of outstanding quality.

In conclusion, the Secretary of State acknowledges all arguments on the building's special architectural and historic interest presented on both sides of this case. However, on balance he considers that Broadgate does not meet the stringent criteria of historic or architectural interest required to be added to the statutory list.

The Secretary of State will consider whether to issue a COI on buildings 3, 4 and 6 in due course but not before 28 days have elapsed since his decision. This is in line with DCMS policy to allow a 28 day period for any person to request a review of the decision if they have significant new evidence.

Yours sincerely

[Redacted signature]