

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	18/03/2024
		N/A	<b>Consultation Expiry Date:</b>	27/03/2024
<b>Officer</b>			<b>Application Number(s)</b>	
Christopher Smith			2024/0243/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
88 & 100 Gray's Inn Road 127 Clerkenwell Road London WC1X 8AL			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Details of a Written Scheme of Investigation required by condition 28 (stage 1) of planning permission 2022/4259/P dated 20/12/2023 for mixed-use office led development.				
<b>Recommendation(s):</b>	Refuse Approval of Details			
<b>Application Type:</b>	Approval of Details			
<b>Informatives:</b>	See decision notice			

## Consultations

**Adjoining Occupiers:**

N/A

**Summary of  
consultation  
responses:**

**GLAAS Arch Adviser comments:**

Recommend Amendment of Archaeological Written Scheme of Investigation

Thank you for your consultation received on 2024-03-13.

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice in accordance with the National Planning Policy Framework and GLAAS Charter.

Having considered the submitted document I consider that it requires amendment to accord with relevant standards and guidance and that the following changes should be made before it is approved as being in compliance with the condition:

The submitted document is the report on the archaeological evaluation of the Stage 1 works. The WSI for these works should be submitted alongside the report.

*(officer comment: see archaeology section below)*

## Site Description

The location is predominantly mixed in nature. There are a variety of offices in the locality, in addition to ground floor retail and leisure. The Bourne Estate, constructed as a large Local Authority housing estate, is situated to the east of the site. The site is located in the Hatton Garden Conservation Area, the buildings on the site are not listed. This site is also located within Camden's Knowledge Quarter and London's Central Activities Zone (CAZ).

## Relevant History

2022/4259/P. Demolition of 100 Gray's Inn Road and 127 Clerkenwell Road and the erection of a mixed-use office led (Class E) development comprising a basement, ground plus eight storey building for flexible retail / restaurant / office uses at ground floor and basement (Class E), basement excavation, provision of roof terraces, external plant equipment and enclosures, servicing bay, waste storage, cycle parking, public realm works; partial demolition and extension of 88 Gray's Inn Road for use of the upper floors for housing (Class C3) and ground floor as offices (Class E) with associated external alterations and associated works. Granted permission on 20/12/2023.

## Relevant policies

### National Planning Policy Framework 2023

### The London Plan 2021

### Camden Local Plan 2017

D1 – Design

D2 – Heritage

## Assessment

### 1. Proposal

- 1.1 Stage 1 of Condition 28 of planning permission 2022/4259/P requires that a written scheme of investigation is submitted to and approved in writing by the LPA prior to any below ground demolition or construction taking place.
- 1.2 The material considerations for this application are therefore as follows:
  - Archaeology

### 2. Archaeology

- 2.1. Policy D1 of the Local Plan seeks to ensure development of a high quality design including the preservation and enhancement of the historic environment.
- 2.2. Policy D2 of the Local Plan states that the Council will protect remains of archaeological importance.
- 2.3. The applicant has submitted an Archaeological Evaluation Report (AER) with this application. This has been assessed by an Archaeology Adviser at Historic England's Greater London Archaeological Advisory Service (GLAAS). The Adviser has confirmed that the AER does not include the necessary WSI information. As such, this application cannot be approved, and the Council's assessment of the application can go no further.

2.4. Therefore, the submitted details are considered unacceptable for the reasons described above and are hereby not approved as part of this application as they are not in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

### **3. Recommendation**

3.1. The Council shall therefore refuse this application for approval of details for the following reasons:

- The submitted details are unacceptable as the information submitted fails to meet the requirements of Condition 28 (Stage 1 only) of planning permission 2022/4259/P by not providing a Written Scheme of Investigation and therefore the application is not in accordance with policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.