

Application ref: 2024/2607/P
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Gerald Eve
One Fitzroy,
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

88 & 100 Gray's Inn Road
127 Clerkenwell Road
London
WC1X 8AL

Proposal: Details of a full written scheme of investigation as required by Condition 28 (Stage 2) of planning permission ref. 2022/4259/P dated 20/12/2023 (mixed use redevelopment of site).

Drawing Nos: Covering letter, Archaeological Evaluation Report, Written Scheme of Investigation for an Archaeological Strip-Map-Sample Excavation and Watching Brief.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval-

Condition 28 of planning permission 2022/4259/P requires the submission of a full written scheme of investigation.

In accordance with the Written Scheme of Investigation (MOLA, 2023) for Stage 1 of the condition which was submitted on the 22 January 2024 (ref. 2024/0243/P), an archaeological evaluation was carried out on site by MOLA

from the 14th to 22nd September 2023. In accordance with the associated WSI (MOLA 2023) three trenches were located in the basement of 100 Gray's Inn Road (Trenches 1-3) and two trenches at ground level at 127 Clerkenwell Road (Trenches 4-5).

Following the results of the evaluation, MOLA consulted Greer Dewdney at the Greater London Archaeological Advisory Service (GLAAS) regarding the scope of Stage 2 archaeological works, and received a recommendation that a Strip, Map and Sample excavation be undertaken in areas of greatest depths/ disturbance and a watching brief on temporary works.

It is proposed that there should be a strip, map and sample archaeological mitigation in the central part of the 100 Gray's Inn Road basement, located in the footprint of the proposed basement, and which spans the courtyard area of 19th-century Holborn Town Hall where it is anticipated there will be greatest archaeological deposit survival. A watching brief is proposed across the remainder of the area during ground reduction works. Further details and methodology are stated in the written scheme of investigation for an archaeological strip map sample (Stage 2 WSI), prepared by MOLA, which has also been provided.

Historic England (GLAAS) have been consulted regarding this application and have confirmed that it accords with the relevant standards and guidance and complies with the requirements of Condition 28.

The start date of the works when known should be communicated by the archaeological practice to GLAAS. Furthermore, it must be noted by the applicant that Condition 28 will not be deemed as fully satisfied until all works are complete, including any post-excavation assessment or analysis leading to publication. These points will be clarified through informatives.

Overall, the submitted details for Stage 2, in tandem with those details approved under application ref. 2024/0243/P for Stage 1 of the condition, are therefore considered acceptable in respect of the archaeological requirements of Condition 28.

The full impact of the proposals has already been considered during the determination of the original application. As such, the submitted details are in general accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017


- 2 The start date of the works when known should be communicated by the relevant archaeological practice to Historic England Greater London Archaeological Advisory Service.
- 3 Condition 28 will not be deemed as fully approved until all relevant archaeological works agreed as part of this approval of details application are complete, including any relevant post-excavation assessment or analysis leading to publication.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer