



Historic England

Mr Christopher Smith
London Borough of Camden

Your Ref: 2025/0594/P
Our Ref: 230759

Contact: Greer Dewdney



12 March 2025

Dear Christopher,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2024**

120 - 136 Camley Street & 3 - 30 Cedar Way London N1C 4PG & N1C 4PD

Request an Environmental Impact Assessment (EIA) Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for a mixed-use commercial and residential redevelopment scheme.

Recommend Scope OUT of EIA

Thank you for your consultation received on 24 February 2025.

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

Assessment of Significance and Impact

The planning application is not in an Archaeological Priority Area.



Historic England, 4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

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As discussed in the Archaeological Desk Based Assessment appended to the EIA Scoping Report (Wessex, Jul 23), there are archaeological risks associated with the proposed development, primarily from the remains of the 19th century goods shed and the potential for prehistoric materials associated with the River Fleet. It is likely that the impacts on these archaeological remains can be mitigated by condition, and as such archaeology as a topic can be scoped out of the EIA.

This office should be re-consulted when the planning application is submitted to determine the appropriate scope of mitigation.

Planning Policies

NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 207 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

NPPF paragraphs 202 and 210 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Applicants should therefore expect to identify appropriate enhancement opportunities.

If planning consent is granted, paragraph 218 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

Recommendations

I therefore conclude that the development could cause harm to archaeological remains. However, the significance of the asset and scale of harm to it is such that the effect can be managed using a planning condition. A pre-commencement condition is necessary for clarity on what is required to safeguard archaeological interest once works begin on site. The archaeological work secured by the condition would include:

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.



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Archaeological consultants can advise on the possible implications of such mitigation requirements for the development programme and costs.

This advice relates solely to archaeological considerations. You should also consult Historic England's Development Advice team on statutory matters.

You can find more information on archaeology and planning in Greater London on our website.

Yours sincerely

Greer Dewdney

Archaeology Adviser
Greater London Archaeological Advisory Service
London and South East Region



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