



Historic England

Brendan Versluys
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Your Ref: 2025/1781/L
Our Ref: 232322

Contact: Greer Dewdney
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21 May 2025

Dear Brendan Versluys,

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

Frognal Rise House Lower Terrace London NW3 6RE

Demolition of existing garage and interlinking gallery and replacement with new garage and garden room with link, new basement floor below garden, alterations to main house including replacement windows including reinstated oriel window and new French doors to entrance elevation, new roofing to side wing, new portico and replacement door to front elevation, enlargement of existing lightwell, replacement gates and canopy over entrance gate, restorations of boundary treatments, associated internal alterations including partial underpinning works and other minor alterations.

Recommend No Archaeological Requirement

Thank you for your consultation received on 01 May 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.



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

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NPPF section 16 and the London Plan (2021 Policy HC1) make the conservation of archaeological interest a material planning consideration.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified in the Local Plan: [78183] Hampstead

The proposed basement excavation will extend to 4.4m below ground. As discussed in the Desk Based Assessment submitted with the application (Heritage Information Ltd, Mar 25), the first 4m of this will be through made ground deposited in the 19th century terracing and landscaping associated with the house's construction.

In addition, recent archaeological investigations in similar circumstances in the area have proved negative.

No further assessment or conditions are therefore necessary.

This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

Yours sincerely

Greer Dewdney

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



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