



## ENGLISH HERITAGE

Mr Charles Thuaire  
London Borough of Camden  
Town Hall,  
Camden Town Hall Extension,  
Argyle Street,  
Camden,  
London,  
WC1H 8ND

Your Ref: 2013/7242/P

Our Ref: CLO12477  
006/229

Contact: Sandy Kidd  
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Email: [sandy.kidd@english-heritage.org.uk](mailto:sandy.kidd@english-heritage.org.uk)

05 December 2013

Dear Mr Thuaire

### **TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) NATIONAL PLANNING POLICY FRAMEWORK 2012**

#### **Athlone House**

*Erection of 8 bedroom single dwelling house (Class C3) with basement car park, swimming pool and plant rooms, and associated landscaping, following the demolition of Athlone House.*

#### **Recommend Archaeological Condition(s)**

Thank you for your consultation received on 15 November 2013.

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

The above planning either affects a heritage asset of archaeological interest or lies in an area where such assets are expected.

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be



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supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The application affects the site of a small country house or villa and its designed landscape which has its origins in the late 18th century. The site has a complex history with both the original house and Brownian landscape being replaced in the 19th century. I note that the application is accompanied by detailed assessments of the historic building and landscape. An Archaeological Assessment was also conducted for a previous scheme (Wessex Archaeology 2009) but the document does not appear to have been updated to support the new proposals. Nevertheless, the Wessex desk-based assessment is relevant in that it identifies a moderate to high potential for the survival of archaeological deposits. There is a general moderate potential for the recovery of Prehistoric remains. There is a High potential for the recovery of archaeological remains associated with 18th-20th century garden landscaping, the function of Caen Towers Farm to the south-west and structures associated with Caen Wood Towers itself and the pre-dating Fitzroy House. There is also a low potential for the recovery of medieval deposits associated with settlement at Highgate.

The proposed development would involve significant groundworks affecting below ground remains of both the historic houses and gardens, and possibly earlier remains. Athlone House itself has already been recorded so no further building recording is recommended.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates the need for field evaluation to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a condition could provide an acceptable safeguard. A condition is therefore recommended to require a two-stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation. The archaeological interest should therefore be conserved by attaching a condition as follows:

Reason Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

Condition A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a



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report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

**Informative** Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

It is recommended that the archaeological fieldwork should comprise of the following:

## 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.

In stage 1, trial trench evaluation should be targetted on areas of new works and/or where archaeological information could inform restoration of historic garden features.

## Excavation

Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' will be prepared followed by an appropriate level of further analysis, publication and archiving.

Would be necessary if the evaluation identifies significant archaeological remains which cannot be preserved in-situ.

## Watching Brief

A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

May be necessary on groundworks with lesser but still potentially significant archaeological impact



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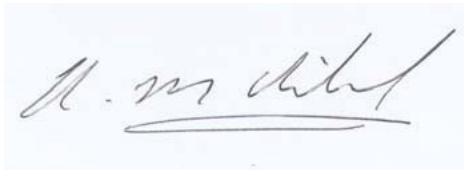
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Please do not hesitate to contact me should you require further information or assistance. I would be grateful to be kept informed of the progress of this application.

Please note that this response relates solely to archaeological considerations. If necessary, English Heritage's Development Management or Historic Places teams should be consulted separately regarding statutory matters.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'S. Kidd', written in dark ink on a light blue background.

Sandy Kidd

**Archaeology Advisor**

**Greater London Archaeological Advisory Service**

**National Planning and Conservation: London**



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