



ENGLISH HERITAGE

Development Control
London Borough of Camden

Your Ref: 2013/1367/P

Our Ref: CLO11067

Contact: Sandy Kidd
Direct Dial: 0207 973 3215
Email: sandy.kidd@english-heritage.org.uk

24 April 2013

fao: Rob Tulloch

Dear Sir/Madam,

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

28 Kings Mews

Erection of a 4 storey building with basement and terraces at front second and third floor levels to provide a dwelling house (Class C3) (following the demolition of the existing building).

Recommend Archaeological Recording Condition

The above planning application has been noted by the Greater London Archaeological Advisory Service (GLAAS) as affecting a heritage asset of archaeological interest or lying in an area where such assets may be anticipated.

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 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.

As noted in the applicant's historic assessment, the site lies within the London Suburbs Archaeological Priority in a location with significant potential for remains of Roman and post-medieval periods as well as the possibility of other discoveries. However I note the relatively small-scale of the proposed development would limit its impact.

The development would not cause sufficient harm to justify refusal of planning permission provided that a condition is applied to require a record to be made prior to development, in order advance understanding of their significance. The archaeological interest should be conserved by attaching a condition as follows:

1 WATERHOUSE SQUARE, 138 – 142 HOLBORN, LONDON, EC1N 2ST

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- Reason** Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with NPPF paragraph 14.1.
- Condition** A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.
B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).
C) 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 (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.
- Informative** The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The project design should be in accordance with English Heritage Greater London Archaeological Advisory Service guidelines.

A suitable written scheme of investigation (WSI) will need to be prepared and submitted by the developer appointed archaeological practice approved following comment from this office before any on-site development related activity occurs. In this case I envisage that the investigation would comprise:

Archaeological Excavation of the basement
Watching Brief on any other archaeologically sensitive groundworks

Advice on how to prepare a WSI and further information on archaeology and planning in Greater London is available at:
<http://www.english-heritage.org.uk/professional/advice/our-planning-role/greater-london-archaeology-advisory-service/about-glaas/>

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.



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Please note that this response relates solely to archaeological considerations. If necessary my Inspector of Historic Buildings and Areas colleagues should be consulted separately regarding statutory matters or Borough Conservation Officer as appropriate.

Yours sincerely

Sandy Kidd
Principal Archaeology Adviser
Greater London Archaeological Advisory Service
National Planning & Conservation: London



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