



## ENGLISH HERITAGE

Development Control  
London Borough of Camden

Your Ref: 2013/1957/P

Our Ref: CLO11094

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13 May 2013

f.a.o. Amanda Peck

Dear Sir/Madam,

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

**Centre Point Tower, Centre Point Link and Centre Point House 101-103 New  
Oxford Street and 5-24 St Giles High Street London WC1A 1DD**

#### **Recommend Two Stage Archaeological Evaluation & 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.

The site falls within the archaeological priority area for London's historic suburbs in a location just to the north of the medieval leper hospital of Saint Giles. Historic maps indicate the site was built up from at least the 16<sup>th</sup> century whilst archaeological investigation of a nearby site confirmed the survival of significant remains of medieval to 19<sup>th</sup> century date. However, the applicant's assessment indicates that most of the site has very low archaeological potential due to disturbance from modern basements. Only one small area at the southern end of the site (Zone C on fig 14-5) has significant survival potential.

I therefore conclude that the development is not likely to cause sufficient harm to justify refusal of planning permission provided that a condition is applied to require a two stage approach of evaluation of significance followed by appropriate mitigation of

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impacts within Zone C. Where remains cannot be preserved in-situ a record would be made prior to development, in order advance understanding of their significance. The archaeological interest should be conserved by attaching a condition as follows:

Reason	Heritage assets of archaeological interest may survive on part of the site (Zone C as shown on Environmental Statement fig 14-5). The planning authority wishes to secure the provision of archaeological evaluation and the subsequent mitigation of impacts accordance with Section 12 of the NPPF.
Condition	<p>A) No development shall take place within Zone C 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 of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.</p> <p>B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development commences in Zone C the applicant (or their heirs and successors in title) shall 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.</p> <p>C) No development or demolition shall take place in Zone C other than in accordance with the Written Scheme of Investigations approved under Part (B).</p> <p>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 made for analysis, publication and dissemination of the results and archive deposition has been secured.</p>
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.

Suitable written schemes 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 evaluation (Part A) would comprise:

- Evaluation
- Excavation

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/>



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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 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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