

Delegated Report		Analysis sheet		Expiry Date:		20/03/2009	
		N/A		Consultation Expiry Date:		27/02/2009	
Officer				Application Number(s)			
Sheri Waddell				2009/0137/P			
Application Address				Drawing Numbers			
18 Frognal Way London NW3 6XE				See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to Condition 6 (archaeology) of planning permission granted at appeal on 18/03/08 (ref: 2007/4764/P) for erection of extensions and alterations at rear and sides including single storey extensions at lower ground floor and the creation of balconies at ground floor level on both flank elevations and rear elevation.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	N/A						
CAAC/Local groups comments:	N/A						
English Heritage [GLAAS] comments:	No further archaeological work is necessary and the condition can be discharged.						
Site Description							
The site is located within the Hampstead Conservation Area. The existing building on the site is an unlisted building which is currently in an extremely neglected condition. A significant proportion of the roof covering has been removed and the fabric of the building is suffering from further decay and deterioration as a result.							
Relevant History							
2007/4764/P Planning permission was granted on appeal 18/3/08 for erection of extensions and alterations at rear and sides including single storey extensions at lower ground floor and the creation of balconies at ground floor level on both flank elevations and rear elevation. Condition 6 required the securing of a programme of archaeological work in accordance with a written scheme of investigation that has been approved by the LPA.							
Relevant policies							
Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.							

London Borough of Camden adopted Unitary Development Plan 2006

B8 – Archaeological sites and monuments.

Camden Planning Guidance 2006

Assessment

The applicant has submitted a Watching Brief Report dated November 2008 from the Museum of London. GLAAS have scrutinised this and are satisfied that:

- No remains of archaeological significance were encountered during the course of the work; and
- No further archaeological work is necessary.

They therefore recommend that the condition is discharged.

Recommendation: Approve details.

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