

Delegated Report		Analysis sheet		Expiry Date:		03/10/2006	
		N/A / attached		Consultation Expiry Date:		06/09/2006	
Officer				Application Number(s)			
Alex Bushell				2006/3674/P			
Application Address				Drawing Numbers			
1 & 2 Kirby Street and Carolyn House 29 - 31 Greville Street London EC1N 8RB				Archaeological Desk-Based Assessment and Impact Assessment ref 13481/RO1, dated July 2006			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Details of archaeological desk-based assessment and impact assessment required by condition 4 of planning permission granted subject to a section 106 legal agreement dated 24 May 2006 (ref:2006/0411/P) (for the demolition of existing building and redevelopment of the site by erection of a 6-storey building to comprise jewellery workshop (B1c) at basement level; public resource and information centre (sui generis) at ground floor level; retail unit (A1) at ground floor level; 18 room aparthotel (C1) at ground; 1st, 2nd and 3rd floors; 6x self-contained residential units (C3) on the 4th and 5th floors, with associated residential balconies at 5th floor.)							
Recommendation(s):		Approve Details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		English Heritage (GLAAS) recommend that the condition be discharged.					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

Redevelopment site on the corner of Kirby Street and Greville Street within an Archaeological Priority Area.

Relevant History

24/05/2006 (2006/0411/P) planning permission granted subject to S106 for "Demolition of existing building and redevelopment of the site by erection of a 6-storey building to comprise jewellery workshop (B1c) at basement level; public resource and information centre (sui generis) at ground floor level; retail unit (A1) at ground floor level; 18 room aparthotel (C1) at ground; 1st, 2nd and 3rd floors; 6x self-contained residential units (C3) on the 4th and 5th floors, with associated residential balconies at 5th floor."

Conditions include No 4 as follows: No development shall take place until the applicant has secured the implementation of a programme of archaeological investigation, which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policies EN41 and EN42 of the London Borough of Camden Unitary Development Plan 2000 and to policy B8 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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.

B8

Assessment

The applicants have submitted an archaeological appraisal in line with the requirements of Condition 4 of the above planning permission.

English Heritage (GLAAS) has confirmed that the site has archaeological potential mainly for post medieval remains and the remains of the Fleet river channel. The appraisal incorporated the excavation of nine trenches across the site, which has demonstrated that no archaeological deposits are present beneath the basement slab.

Consequently the condition can be discharged with an informative advising that two hard copies of the watching brief report are required to be submitted to English Heritage with the completed OASIS form and a summary included in the London Archaeologist.

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613