



ENGLISH HERITAGE

Development Control
London Borough of Camden

Your Ref: 2013/4275/P

Our Ref: CLO11871

Contact: Sandy Kidd
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16 January 2014

f.a.o. Neil McDonald

Dear Sir/Madam,

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

16-18 West Central Street

Demolition and redevelopment of 16 A/B & 18 West Central Street and part demolition, change of use and works of conversion of remaining buildings to replace existing nightclub (Class D2), retail/food and drink (Classes A1-A5) and residential (26 x Class C3 residential studio units) with a new mix of uses comprising retail/food and drink (A1-A3), office (B1) and 19 x residential flats (7 x retained studios, 4 x 1-bed, 7 x 2-bed and 1 x 3-bed) (Class C3) resulting in a total addition of 716sqm gross external floorspace.

Recommend Archaeological Condition(s)

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 are expected based on information held in the Greater London Historic Environment Record and/or made available in connection with this application.

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.

I have now considered the Mola desk-based assessment which indicates from historic maps that in the site lay in gardens of properties fronting onto High Holborn the 16th and 17th centuries before being absorbed into the expanding city by the mid 18th century. The origin of the early post-medieval properties is not known but could be medieval. The line of a roman road also runs past or through the site. However

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existing basements will have removed or truncated pre-18th century features meaning that the overall potential of the site is fairly low. Nevertheless it would be useful to confirm whether there is any evidence of occupation pre-dating the map evidence.

The development would not cause sufficient harm to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding of their significance. The archaeological interest should be conserved by attaching a condition as follows:

Reason	Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.
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 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. 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 written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

I envisage that the archaeological fieldwork would comprise the following:

Geotechnical monitoring

Archaeological monitoring of geotechnical pits and boreholes can provide a cost-effective means of establishing the potential for archaeological remains to survive on previously developed land or where deep deposits are anticipated. It is usually used as part of a desk-based assessment or field evaluation.

Watching Brief

An archaeological watching brief involves observation of groundworks and investigation 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.

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 Advisor
National Planning: London



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