

**Peck, Amanda**

**From:** Price, Adam  
**Sent:** 20 November 2012 16:04  
**To:** Peck, Amanda  
**Subject:** FW: 3rd Party Planning Application - 2012/6132/P

-----Original Message-----

From: BCTAdmin@thameswater.co.uk [mailto:BCTAdmin@thameswater.co.uk]  
Sent: 19 November 2012 14:56  
To: Planning  
Subject: 3rd Party Planning Application - 2012/6132/P

London Borough of Camden  
34383  
Camden Town Hall  
2012/6132/P  
Argyle Street  
Euston Road  
London  
WC1R 0EQ

Our DTS Ref:

Your Ref:

19 November 2012

Dear Sir/Madam

Re: PARKER HOUSE, 25 PARKER STREET, LONDON, WC2B 5PA

**Waste Comments**

No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be

directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses. X

#### Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. ✓

Yours faithfully  
Development Planning Department

Development Planning,  
Thames Water,  
Maple Lodge STW,  
Denham Way,  
Rickmansworth,  
WD3 9SQ  
Tel: 020 3577 9998  
Email: [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)

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Our vision: If customers had a choice, they would choose Thames Water.

**Peck, Amanda**

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**From:** STABLER, Kim [Kim.Stabler@english-heritage.org.uk]

**Sent:** 04 January 2013 14:42

**To:** Peck, Amanca

**Subject:** RE: Parker House, 25 Parker Street 2012/6132/P

Hi Amanda

The project design is covered in part A, so that end is ok. Generally, further mitigation (if needed) is wrapped up in the original WSI, but yes, we could stress that by having a separate condition or a new part. This sort of condition is in the process of being ratified by the planning inspectorate, but, to be fair, most planning authorities across the country do most archaeology work pre-determination, which we don't really do in London, so it does work a bit better in more rural areas.

On a different note, I will shortly be leaving EH as a fall out from the recent planning department restructuring. It's a bit messy. When I have a leaving date I will drop and email to all of you in the department explaining new consultation procedures and such. I'll be going freelance as a heritage consultant, so may get in touch with Jo and people in the policy and regen teams. There is a lot of work that could be done in the borough...hmm....things to think about!

Cheers

Kim

Kim Stabler | Archaeology Advisor  
Direct line: 020 7973 3215

English Heritage | 1 Waterhouse Square  
138-142 Holborn | London EC1N 2ST

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

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**From:** Peck, Amanda [mailto:Amanda.Peck@camden.gov.uk]

**Sent:** 04 January 2013 14:10

**To:** STABLER, Kim

**Subject:** RE: Parker House, 25 Parker Street 2012/6132/P

Thanks Kim,

Happy New Year to you too!

Just to double check whether I should be adding the archaeological project design informative and the mitigation strategy in your last sentence as conditions? Unless they are down as a condition we have no power to insist on the submission of these documents (even though its a Council development!)

Regards

07/01/2013

Amanda Peck  
Principal Planning Officer

Telephone: 020 7974 5885

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**From:** STABLER, Kim [mailto:Kim.Stabler@english-heritage.org.uk]  
**Sent:** 04 January 2013 13:52  
**To:** Peck, Amanda  
**Cc:** Rose, Charles  
**Subject:** Parker House, 25 Parker Street 2012/6132/P

Hi Amanda

Hope that you had a good break and best wishes for the new year!

Thanks for sending this over. Yes, it definitely needs an archaeology condition. Should be a decent multi-period site when the basement gets excavated, and with luck might clip the outskirts of the Saxon city, which would be a very good result.

I've not commented on any building recording, of either Parker House or the workshops, as I am not sure how well the interiors survive. If there's anything left, this would probably warrant recording, but I'll leave that to you and Charlie to discuss.

Best wishes

Kim

Kim Stabler | Archaeology Advisor  
Direct line: 020 7973 3215

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## ENGLISH HERITAGE

Amanda Peck  
London Borough of Camden  
Environment Department  
Development Control Team  
Camden Town Hall  
Argyle Street,  
London WC1H 8ND

Our ref: LAG 06/409  
Your ref: 2012/6132/P  
Telephone 020 7973 3215  
Fax 020 7973 3792

4<sup>th</sup> January 2013

Dear Ms Peck,

TOWN AND COUNTRY PLANNING ACT 1990  
NATIONAL PLANNING POLICY FRAMEWORK 2012

Re: Parker House, 25 Parker Street, WC2B 5PA  
Application: 2012/6132/P

*Redevelopment of the site to provide 43 residential units (40 x private and 3 x affordable) within a six storey plus basement building and retention of the existing façade to Parker Street, following demolition of the existing hostel accommodation and former Aldwych Workshops on Parker Mews and associated storage, cycle parking, refuse and landscape works (Class C3).*

### Recommendation for Archaeological Condition

Thank you for consulting me on the above application, which includes an archaeological desk based assessment prepared by CgMs Consulting.

The site lies in an area where archaeological remains may be anticipated, and is within a designated Archaeological Priority Area as defined by the borough. Archaeological remains from the immediate vicinity of the site date from the prehistoric, Roman, Saxon, medieval and post-medieval periods, and are commonly found at depth below present foundation levels. Of particular significance here is the close proximity of the site to the eastern extent of *Lundenwic*, a major Saxon settlement and mercantile port that was established in the early 7<sup>th</sup> century. Remains from this period would further refine the model of Saxon activity and expansion in the central London area, and would be considered of regional significance.

The development proposals include the excavation of a new basement level behind the retained Parker House façade. Although there will be areas of localised truncation on the site, there does not appear to have been widespread excavation or basement levels. The proposed development may, therefore, affect remains of archaeological importance.

In accordance with the recommendations given in the NPPF paragraphs 135 and 141, and in Camden LDF Policy DP25, a record should be made of the heritage assets prior to development, in order to preserve and enhance understanding of the assets.

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## ENGLISH HERITAGE

The archaeological position should be reserved by attaching a condition to any consent granted under this application. This condition might read:

- Condition
- A) No development shall take place in until the applicant 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.
  - B) No development or demolition shall take place in each phase 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.

Reason

Heritage assets of archaeological interest may 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 recommendations given by the borough and in the NPPF.

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 design should be in accordance with the appropriate English Heritage guidelines.

Should significant archaeological remains be encountered in the course of the initial field evaluation, an appropriate mitigation strategy, which may include archaeological excavation, is likely to be necessary.

Please note that this response relates solely to archaeological considerations.

Yours sincerely,



Kim Stabler  
Archaeology Advisor, GLAAS  
National Planning, London  
[kim.stabler@english-heritage.org.uk](mailto:kim.stabler@english-heritage.org.uk)



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**Peck, Amanda**

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**From:** STABLER, Kim [Kim.Stabler@english-heritage.org.uk]  
**Sent:** 04 January 2013 13:52  
**To:** Peck, Amanda  
**Cc:** Rose, Charles  
**Subject:** Parker House, 25 Parker Street 2012/6132/P  
**Attachments:** archaeology condition 4.1.13.pdf

Hi Amanda

Hope that you had a good break and best wishes for the new year!

Thanks for sending this over. Yes, it definitely needs an archaeology condition. Should be a decent multi-period site when the basement gets excavated, and with luck might clip the outskirts of the Saxon city, which would be a very good result.

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Best wishes

Kim

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Direct line: 020 7973 3215

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ENGLISH HERITAGE  
LONDON OFFICE

Ms Amanda Peck  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

Direct Dial: 0207 973 3777  
Direct Fax: 0207 973 3792

Our ref: C00203155  
and P00203156

13 December 2012

Dear Ms Peck

**Notifications under Circular 01/2001, Circular 08/2009 &  
T&CP (Development Management Procedure) Order 2010  
PARKER HOUSE, 25 PARKER STREET, LONDON, WC2B 5PA  
Application No 2012/6143/C and 2012/6132/P**

Thank you for your letter of 19 November 2012 notifying English Heritage of the applications for conservation area consent and planning permission relating to the above site, made by your authority. We do not wish to comment in detail, but offer the following general observations.

#### English Heritage Advice

The existing building at 25 Parker Street is considered to make a positive contribution to the significance of the Seven Dials Conservation Area. That significance of the building in relation to the character of the conservation area lies principally with the existing street facade, which is in a relatively austere Jacobean styling that sits comfortably alongside the neighbouring Aldwych House.

The proposals comprise the retention and restoration of the street facade and redevelopment behind and above that facade to provide new residential accommodation. The significance of the building in relation to the conservation area is therefore considered to be retained, subject to careful attention being given to the form, design and materials to be used on the setback storeys that would be visible above the existing roof form.

#### Recommendation

We would urge you to address the above issues, and recommend that this application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.



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LONDON OFFICE

Yours sincerely



**Claire Brady**  
Inspector of Historic Buildings and Areas  
E-mail: [claire.brady@english-heritage.org.uk](mailto:claire.brady@english-heritage.org.uk)

Enclosure: Checklist for notification of the application to the National Planning Casework Unit.

	<p>1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST Telephone 020 7973 3000 Facsimile 020 7973 3001 <a href="http://www.english-heritage.org.uk">www.english-heritage.org.uk</a></p>	
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ENGLISH HERITAGE  
LONDON OFFICE

**CHECKLIST OF INFORMATION FOR NOTIFICATION TO THE SECRETARY OF STATE (NATIONAL PLANNING CASEWORK UNIT)**

**Notifications under Circular 01/2001, Circular 08/2009 & T&CP (Development Management Procedure) Order 2010**

If you are required to notify the National Planning Casework Unit of this application, it will help to save time if you include the following documents:

- Copy of the application
- List of the drawing numbers
- Copy of the list description(s)
- Recent photographs if available
- Copy of the advertisement
- Copies of any representations received
- Statement explaining the extent to which the local authority has taken on board the advice and recommendations from English Heritage and other consultees
- Confirmation of any amendments made to the application subsequent to initial notification to English Heritage
- Explanation of why the local authority is disposed to grant consent, including copies of committee report(s) and minutes, where relevant
- List of proposed conditions



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