

[REDACTED]

From: King, Gillian <[REDACTED]>
Sent: 07 October 2014 09:08
To: Planning
Cc: English, Rachel (nee Miller); Kidd, Sandy
Subject: Farringdon Point, 29-35 Farringdon Road, London, EC1M 3JF 2014/3391/P
ARCHAEOLOGY

FAO Ms Rachel Miller

Dear Ms Miller,

Thank you for your recent consultation to English Heritage GLAAS, I do apologise for the late response with regard to this application. I notice that a decision has not yet been determined and I hope that you might still be able to receive comments from this office concerning archaeological matters on this site.

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

The site lies within an Archaeological Priority Area designated by the London Borough of Camden in relation to the suburbs of Roman *Londinium* and is an area of extensive medieval and post medieval settlement. This part of London has particular importance from a social history interest perspective, and in the early 19th century it was an area of slums described so expressively in Charles Dickens's 1838 novel, 'Oliver Twist', as the area where Fagin had his 'nest' in Field Lane; now the southern extension of Saffron Hill.

The applicant has commissioned an archaeological desk based assessment of the site, compiled by Archaeological Solutions Ltd and dated 20th March 2014, which has been submitted with this application. Having considered the document I confirm it is a very informative report that accords with relevant standards and guidance and I am very happy to recommend it to the LPA for approval.

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.

There is sufficient information to establish that the development is not likely to cause such harm as to justify refusal of planning permission provided that a condition is applied to require a two-stage process of archaeological investigation comprising firstly evaluation to clarify the nature and extent of surviving remains followed, if necessary, by a full investigation. The archaeological interest should therefore be conserved by attaching a condition as follows:

Reason *Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF*

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 evaluation in accordance with a written scheme which has been submitted by the applicant and*

approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development commences the applicant (or their heirs and successors in title) shall 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.

C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).

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 for analysis, publication and dissemination of the results and archive deposition has been secured.

Informative *Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.*

Archaeological monitoring of geotechnical investigations would be a suitable initial method of evaluating deposit survival on the site. The findings will inform the requirement for further evaluation. Should significant archaeological remains be encountered, mitigation comprising further archaeological fieldwork is likely to be necessary.

Please do not hesitate to contact me should you have any queries. Please note that this response relates solely to archaeological considerations.

Yours sincerely,

Gill

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