

Muthoora, Leela

From: King, Gillian <Gillian.King@english-heritage.org.uk>
Sent: 07 October 2014 11:31
To: Walsh, Jennifer
Cc: Planning; Kidd, Sandy
Subject: The Castle, 147 Kentish Town Road, London, NW1 8PB 2014/5900 ARCHAEOLOGY
Attachments: The Castle Kentish Town 20135568P - updated advice.pdf; The Castle Kentish Town 20135568P.pdf

FAO Ms Jenifer Walsh

Dear Ms Walsh

Thank you for your recent consultation to English Heritage GLAAS. My colleague, Sandy Kidd, commented on a consultation for this site on 4th November 2013 and as our advice has not changed in respect of these matters, I reiterate this earlier advice. Please see the attached letter with recommendations, I also attach an earlier letter from Sandy with regard to the desk based assessment for this site, for your records.

Please do not hesitate to contact me if you require any further information or would like to discuss this advice.

This response relates solely to archaeological issues, if necessary my Historic Buildings and Areas colleagues should also be contacted about statutory matters.

Best wishes

Gill

Gillian King
Assistant Archaeology Adviser
National Planning and Conservation: London
Gillian.King@english-heritage.org.uk

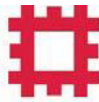
Direct Line: 0207 973 3732
Mobile: 07889 121 993

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

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ENGLISH HERITAGE

Development Control
London Borough of Camden

Your Ref: 2013/5568/P

Our Ref: CLO12109

Contact: Sandy Kidd
Direct Dial: 0207 973 3215
Email: sandy.kidd@english-heritage.org.uk

04 October 2013

f.a.o. Ms Elaine Quigley

Dear Sir/Madam,

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

The Castle 147 Kentish Town Road London NW1 8PB

Redevelopment of existing former public house (A4 use) including enlargement of the existing basement with a basement plus five storey mixed use building comprising office space (A2/B1) at basement/ground floor levels and 9 self-contained residential flats (C3 use) at the upper floors comprising 1x1 bed, 6x2 bed and 2x3 bed including basement level cycle storage and solar panels on the roof following demolition of existing building (A4 use).

Recommend Pre-Determination Archaeological Assessment/Evaluation

The above planning application has been noted by the Greater London Archaeological Advisory Service (GLAAS) as potentially affecting a heritage asset of archaeological interest.

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 128 of the NPPF says that applicants should be required to submit appropriate desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision.

Appraisal of this planning application using the Greater London Historic Environment Record and information submitted with the application indicates a need for further information to reach an informed judgment of its impact on heritage assets of archaeological interest. The application lies within a proposed extension to the Kentish Town Archaeological Priority Area on or close to the site of medieval/post-medieval tavern Castle tavern. The geotechnical investigation indicates the presence of up to 1.9m of 'made ground' across the site which may contain or cover remains of

1 WATERHOUSE SQUARE, 138 – 142 HOLBORN, LONDON, EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
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archaeological interest which would be removed by extension of the basement. The standing building may also be of interest.

I recommend that the following further studies should be undertaken to inform this application:

Desk-based assessment

Desk-based assessment produces a report to inform planning decisions. It uses existing information to identify the likely effects of the development on the significance of heritage assets, including considering the potential for new discoveries and effects on the setting of nearby assets. An assessment may lead on to further evaluation and/or mitigation measures.

The nature and scope of assessment and evaluation should be agreed with GLAAS and carried out by a developer appointed archaeological practice before any decision on the planning application is taken. The consultant's report will need to establish the significance of the site and the impact of the proposed development. Once the archaeological impact of the proposal has been defined a recommendation will be made by GLAAS.

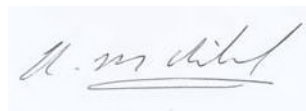
The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation.

If archaeological safeguards do prove necessary, these could involve design measures to preserve remains in situ or where that is not feasible archaeological investigation prior to development. If planning permission is to be refused without the provision of a satisfactory archaeological assessment/evaluation then we recommend that the failure of the applicant to provide an adequate archaeological assessment be cited as a reason for refusal.

Further information on archaeology and planning in Greater London is available at: <http://www.english-heritage.org.uk/professional/advice/our-planning-role/greater-london-archaeology-advisory-service/about-glaas/>

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



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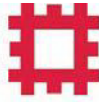
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Recommend Archaeological Condition(s)

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.

Appraisal of this planning application using the Greater London Historic Environment Record and information submitted with the application indicated a need for further information to reach an informed judgment of its impact on heritage assets of archaeological interest. The CgMs desk-based assessment has confirmed that the site lies within the medieval/post-medieval settlement of Kentish Town and has potential for medieval and post-medieval remains of archaeological interest related to

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the Castle Inn, an animal pound and just possibly the site of a medieval royal hunting lodge of King John. However substantial parts of the site will have been disturbed or truncated by 19th century basements and foundations so any surviving earlier remains are unlikely to be extensive or well preserved. Although the assessment suggests a watching brief should be maintained during development I consider it preferable to trial trench the less disturbed areas after demolition of existing buildings to ground level. If this intervention identifies archaeologically significant remains then further investigation would be needed.

There is therefore 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 | <p>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.</p> <p>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.</p> <p>C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).</p> <p>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.</p> |
| 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. |



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I envisage that the archaeological fieldwork would comprise the following:

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

Then depending on the results of the evaluation possibly either ...

Excavation

Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' will be prepared followed by an appropriate level of further analysis, publication and archiving.

Or


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.

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



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Principal Archaeology Advisor
National Planning: London



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