



ENGLISH HERITAGE

Mr Hugh Miller
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden,
London,
WC1H 8ND

Your Ref: 2014/6568/P

Our Ref: CLO15393

Contact: Sandy Kidd
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22 December 2014

Dear Mr Miller

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

1- 5 Portpool Lane London EC1N 7UU

Demolition of the existing building at 1- 5 Portpool Lane and redevelopment to provide a basement, ground plus 4 storey building comprising offices (Class B1) at basement and ground floor, and 6 residential apartments (Class C3) at first to fourth floor.

Recommend Archaeological Condition(s)

Thank you for your consultation dated 02 December 2014.

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

The above planning application either affects a heritage asset of archaeological interest or lies in an area where such assets are expected.

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 submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how



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they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted 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.

The application site lies in an area which has been developed since the 17th century and perhaps before that as 16th century buildings fronted onto Grays Inn Road. I note that the site is basemented but this may not have removed all archaeological interest as geotechnical investigation of a nearby site to the south has revealed several meters of made ground. I note that the application appears to involve deepening the existing basement.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that 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. 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	<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 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>B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).</p> <p>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.</p>
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.

It is recommended that the archaeological fieldwork should comprise of the following:

Watching Brief

A watching brief involves the proactive engagement with the development groundworks to permit



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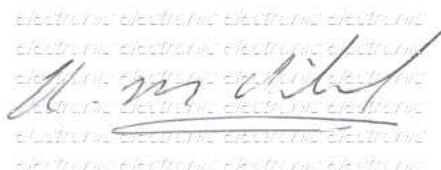
investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

A watching brief should be maintained on an further ground reduction.

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, English Heritage's Development Management or Historic Places teams should be consulted separately regarding statutory matters.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'S. Kidd', is written over a series of horizontal, wavy lines that serve as a guide for the signature's placement.

Sandy Kidd

Archaeology Advisor

Greater London Archaeological Advisory Service

National Planning and Conservation: London



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