

ENGLISH HERITAGE

Mr Rob Tulloch
London Borough of Camden

Your Ref: 2014/7778/P

Our Ref: CLO15574

Contact: Sandy Kidd
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08 January 2015

Dear Mr Tulloch

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

6 Streatley Place London NW3 1HX
CLO15574

Recommend Historic Building Recording Condition

Thank you for your consultation dated 19/12/2014.

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

The 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 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 applicant's desk-based assessment indicates low archaeological potential and that the site is likely to have experienced surface disturbance which would have truncated buried remains. Given the relatively small-scale of the proposed development I therefore consider that it is unlikely to cause significant harm to buried heritage assets of archaeological interest.

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However I do note the presence of 19th century buildings which might be considered to contribute to the significance of the Conservation Area – I recommend seeking your conservation officer's advice on this matter. If the planning authority is minded to grant consent for their demolition I therefore recommend that building record is required which could be secured by attaching a condition as follows:

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF.

Condition: No demolition shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing. No development shall take place other than in accordance with the Written Scheme of Investigation.

Informative The written scheme of investigation will need to be prepared and implemented by a suitably qualified heritage 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:

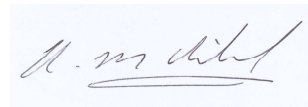
Archaeological Building Recording

Archaeological building recording is an investigation to establish the character, history, dating, form and development of a historic building or structure which normally takes place as a condition of planning permission before any alteration or demolition takes place. The outcome will be an archive and a report which may be published.

A level 2 record should be sufficient.

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 do not hesitate to contact me should you require further information. This response relates solely to archaeological issues.

Yours sincerely



Sandy Kidd
Principal Archaeology Advisor
National Planning & Conservation: London



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