

Dominic Papa
S333 Architecture and Urbanism Ltd
70 Cowcross Street
London
EC1M 6EJ

Application Ref: **2014/7896/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

13 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
The Old Dairy
7 Wakefield Street
London
WC1N 1PG

Proposal: Details of archaeological investigation required by condition 20a of planning permission 2011/6032/P dated 14/03/2012 (for redevelopment of site to provide mixed residential/commercial buildings)

Drawing Nos: Written scheme of investigation for archaeological evaluation report, version 2 by PCA dated 12th December 2014; Archaeological evaluation report ref R11966 by PCA dated January 2015; letter from Sandy Kidd, English Heritage (GLAAS) dated 13th February 2015 ref CLO15862; 2 emails from Tim Bradley dated 12th March 2015 and attached sketch plan showing proposed excavation areas

The Council has considered your application and decided to grant permission.



Informative(s):

1 Reasons for granting permission.

The submitted programme of investigation and mitigation indicates that there are some likely remains at the western end of the site which require full excavation prior to works taking place here, but there are no significant remains on the rest of the site that warrant any further investigation. English Heritage is satisfied that the programme is acceptable to satisfy condition 20a.

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.

As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

2 You are reminded that conditions 2 (design details), 4 (sample panel), 5 (landscape), 8 (privacy screens), 12 (ventilation plant), 14c (contaminated land verification), 20c (archaeological results), 21 (bird/bat boxes), 22 (green roofs), 23 (security measures) of planning permission reference 2011/6032/P dated 14/03/12 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment