




ENGLISH HERITAGE

Development Control
London Borough of Camden

Your Ref: 2013/2798/P

Our Ref: CLO11221

Contact: Sandy Kidd


11 June 2013

f.a.o. Gideon Whittingham

Dear Sir/Madam,

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

14 Roger Street, London WC1N 2JU

Change of use from office (Class B1a) to residential (Class C3) from lower ground to third floor levels and the erection of a fourth floor level including roof terrace to provide 1 x 3 bedroom, 4 x 2 bedrooms and 1 x 1 bedroom units flats, alterations to existing openings and creation of a lightwell at lower ground floor.

Recommend Archaeological Recording Condition

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 may be anticipated.

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.

As noted in the applicant's archaeological assessment, the site lies within the London Suburbs Archaeological Priority. However it is in a peripheral location with fairly low potential for remains pre-dating the 18th century. It was the site of a 19th century chapel but there is no indication that burials were made within the chapel. I note also that the relatively small-scale of the proposed development would limit its impact.

I conclude the development would not cause sufficient harm to justify refusal of planning permission provided that a condition is applied to require a record to be made of any discoveries during development, in order advance understanding of



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

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

Please note that English Heritage operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available

their significance. 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 archaeological investigation and the subsequent recording of the remains prior to development in accordance with NPPF paragraph 14.1.
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 mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing. B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A). 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.
Informative	The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The project design should be in accordance with English Heritage Greater London Archaeological Advisory Service guidelines.

A suitable written scheme of investigation (WSI) will need to be prepared and submitted by the developer appointed archaeological practice approved following comment from this office before any on-site development related activity occurs. In this case I envisage that the investigation would comprise:

Archaeological Watching Brief on archaeologically sensitive groundworks

Advice on how to prepare a WSI and 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/>



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

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

Please note that English Heritage operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available

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.

Yours sincerely



Sandy Kidd
Principal Archaeology Advisor
National Planning: London



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

Telephone 020 7973 3000 Facsimile 020 7973 3001

www.english-heritage.org.uk

*Please note that English Heritage operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available*