



Historic England

Ms Kathryn Moran  
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Your ref: 2015/4812/L  
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01 October 2015

Dear Kathryn Moran

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

**Camden Lock Market Site, Chalk Farm Road, London, NW1 8NH**

*Demolition of existing timber Pavilion building, Middle Yard buildings and canopy structures and internal floors in East Yard. Construction of new Middle Yard building comprising basement and part three, part five storeys; single storey Pavilion building; bridge over the canal basin; deck area over Dead Dog Basin; and double pitched roof structure over East Yard. Change of use of existing East Vaults for flexible market uses (Classes A) and exhibition/events use (Classes D1 and D2); use of Middle Yard basement as exhibition/events venue (Classes D1 and D2); and use of the rest of the site for market uses (Classes A and B1). Ancillary works and alterations to existing structures and surfaces and other public realm improvements.*

**Recommend Archaeological Condition(s)**

Thank you for your consultation received on 28 August 2015.

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



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The above planning 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 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 within the Regents Canal conservation area and an archaeological priority area designated for the canal side industries which developed during the 19<sup>th</sup> century, including an important canal-railway interchange to which the nearby stables were linked. The Interchange building is grade II listed as is the adjacent canal towpath, lock and roving bridge. The Historic Environment Assessment (MOLA, August 2015) which has been submitted with the application identified that in addition to the surviving above-ground historic structures and surfaces there is a high potential for in filled dock basins, foundation remains of dockside buildings and buried industrial infrastructure. Both the buried and above-ground industrial heritage assets are of both historical and archaeological interest.

The proposed development includes the construction of basements under both Middle and East Yards which would destroy or substantially harm any surviving buried remains in those areas, and also the in-situ granite setts in Middle Yard. The loss of the in-situ Middle Yard granite setts and dock wall represents a significant harm; whilst further buried structures worthy of preservation may be present. We therefore recommend that further consideration is given to how such harm might be minimised and how such assets might be revealed to make a positive contribution to the character of the conservation area.

a The desk-based assessment submitted with the application indicates the need for field evaluation to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the archaeological interest and practical constraints are such that I agree that a condition could provide an acceptable safeguard. A condition is therefore recommended to require a two-stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by measures (including re-design) to preserve significant structures in-situ and further 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



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investigation, including the publication of results, in accordance with Section 12 of the NPPF

- Condition
- A) No development other than demolition to existing ground level 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.
  - B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secure the implementation of a programme of archaeological preservation and investigation in accordance with a Written Scheme which has been submitted by the applicant and approved by the local planning authority in writing.
  - C) No development or demolition shall take place other than in accordance with the Written Scheme approved under Part (B).
  - 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 approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Informative Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with Historic England Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

As noted above, the submitted documents also identify that the proposed scheme would impact some visible elements which form an integral part of the site's industrial heritage. As well as the listed interchange building, these include a number of undesignated heritage assets such as the top of the in filled dock walls and 19<sup>th</sup> century granite sets and guttering which could be impacted by the development. I therefore recommend that the following condition also be applied:

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



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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 Historic England Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

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.

If necessary, Historic England Development Management or Historic Places teams should be consulted separately regarding statutory matters.

Yours sincerely

Laura O'Gorman  
**Archaeology Advisor**  
Greater London Archaeological Advisory Service  
Planning Group: London



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