



Historic England

Mr Rob Tulloch
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden,
London,
WC1H 8ND

Your Ref: 2015/2171/P
Our Ref: CLO17166
06/417
Contact: Laura O'Gorman
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28 July 2015

Dear Mr Tulloch

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

5 Hermit Place, London, NW6 4BZ

Demolition of existing single storey garage and erection of a new build house on lower ground floor, ground floor and mezzanine levels.

Recommend Pre-Determination Archaeological Assessment/Evaluation

Thank you for your consultation received on 13 July 2015.

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 be required to submit appropriate 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.

Appraisal of this planning application using the Greater London Historic Environment



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Record and information submitted with the application indicates a need for further information to reach an informed judgment of its impact on heritage assets of archaeological interest.

The site lies within the Kilburn Archaeological Priority Area, designated partly for the Kilburn Settlement and the Kilburn Priory. The settlement at Kilburn arose on the line of the ancient Roman road of Watling Street, now Edgware Road and Kilburn High Road. The priory was founded around 1130AD however its exact location and the layout of the precinct is little understood. The priory is thought to have been founded on the site of a spring and one was certainly known in the area in 1714. Historic mapping data indicates that the Kilburn Spring probably ran to the west of the application site, close to the line of Kilburn Vale and further research suggests that the domestic buildings of the priory lay to the east of the spring with the inner precinct located close to 147-262 Belsize Road. An inventory of 1536 details a number of buildings which made up the precinct along with the priory cemetery, the location of which is unknown.

The above highlights that the application site lies either close to or within the Inner Precinct of the Kilburn Priory. Although the application site is relatively small, the proposals include a basement which would result in the total loss of archaeological remains of potentially national significance within the entire footprint of the site. Further information is therefore required in order to clarify the nature and significance of the archaeological resource to be impacted by the proposed development.

I therefore recommend that the following further studies should be undertaken to inform the preparation of proposals and accompany a planning application:

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

The nature and scope of assessment and evaluation should be agreed with GLAAS and carried out by a developer appointed archaeological practice before any decision on the planning application is taken. The ensuing archaeological report will need to establish the significance of the site and the impact of the proposed development. Once the archaeological impact of the proposal has been defined a recommendation will be made by GLAAS.

The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation.



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If archaeological safeguards do prove necessary, these could involve design measures to preserve remains in situ or where that is not feasible archaeological investigation prior to development. If a planning decision is to be taken without the provision of sufficient archaeological information then we recommend that the failure of the applicant to provide adequate archaeological information be cited as a reason for refusal.

Further information on archaeology and planning in Greater London is available at:
<http://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/>

Please note that this advice relates solely to archaeological considerations. If necessary, Historic England's 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
National Planning and Conservation: London**



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