



Historic England

Ms Elaine Quigley
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden
London
WC1H 8ND

Our ref: CLO17838
Your ref: 2015/4407/P
Telephone 0207 973 3242
Email laura.o'gorman@HistoricEngland.org.uk

25 April 2016

Dear Ms Quigley

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

Templar House, 81 - 87 High Holborn, London WC1V 6NU

Redevelopment of the site, following demolition of the existing 9 storey mixed use building (retail units (Class A1) and office uses (Class B1)), to provide 13 storey building onto High Holborn comprising 607 sq. m of retail floorspace (Class A1-A3) at ground floor level, 15,346 sq. m of office floor space (Class B1) at basement to 12th floor levels and 14 storey building fronting onto Eagle Street comprising a total of 64 Class C3 residential units (7 studio, 25 x 1 bed, 24 x 2 bed and 8 x 3 bed units), new and altered improvements to public realm, landscaping, vehicular and cycle parking, bin storage and associated works (REVISED DESCRIPTION).

Recommend Pre-Determination Archaeological Assessment/Evaluation

Thank you for your consultation received on 12 April 2016.

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



Historic England, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST
Telephone 020 7973 3700 Facsimile 020 7973 3001
HistoricEngland.org.uk



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

submit appropriate desk-based assessments, and where necessary 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 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 London Suburbs Archaeological Priority Area, while to the south of the site, High Holborn is understood to follow the line of a Roman road.

I therefore recommend that the following further studies should be undertaken to inform this application:

Desk-based Assessment

Desk-based assessment produces a report to inform planning decisions. It uses existing information to identify the likely effects of the development on the significance of heritage assets, including considering the potential for new discoveries and effects on the setting of nearby assets. An assessment may lead on to further evaluation and/or mitigation measures.

Depending on the results of the initial archaeological desk-based assessment, the following may also be required...

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.

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.



Historic England, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST
Telephone 020 7973 3700 Facsimile 020 7973 3001
HistoricEngland.org.uk



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

Further information on archaeology and planning in Greater London is available on the Historic England website

Please note that this response 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
Planning Group: London



Historic England, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST
Telephone 020 7973 3700 Facsimile 020 7973 3001
HistoricEngland.org.uk

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

