



Historic England

Mr Shane O'Donnell  
London Borough of Camden  
Town Hall,  
Camden Town Hall Extension,  
Argyle Street,  
Camden,  
London,  
WC1H 8ND

Your Ref: 2015/2645/P  
Our Ref: CLO18709  
Contact: Laura O'Gorman  
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08 January 2016

Dear Mr O'Donnell

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

**Whitestone House Whitestone Lane London NW3 1EA**

*Substantial demolition and rebuild of existing four storey dwellinghouse and excavation of single storey basement for additional car parking and swimming pool. Erection of single storey enclosure to house car lift at ground floor level. Installation of three dormer windows to front roofslope.*

**Recommend Pre-Determination Archaeological Assessment/Evaluation**

Thank you for your consultation received on 21 December 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.



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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 planning application lies in an area of archaeological interest.

The site lies within the Hampstead Heath Archaeological Priority Area which has yielded significant archaeological evidence of prehistoric occupation and activity. The building which is proposed for partial demolition is also grade II listed and has the potential for archaeological interest.

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

### **Refer to Conservation Officer**

As this proposal may affect a heritage asset of architectural, artistic or historic interest so recommend that you seek the advice of your conservation officer.

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.

Further information on archaeology and planning in Greater London is available on



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the Historic England website.

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

Planning Group: London



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