



Historic England

Mr Hugh Miller
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden,
London,
WC1H 8ND

Your Ref: 2016/1091/P
Our Ref: CLO19633
06/427
Contact: Laura O'Gorman
Direct Dial: 020 7973 3242
Email: laura.o'gorman@HistoricEngland.org.uk

11 April 2016

Dear Mr Miller

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

12-14 Greville Street, London. EC1N 8SB

Demolition of existing buildings at 12, 13 & 14 Greville Street, retention of the façade of nos. 12 & 13; works to enlarge existing basement(s); erection 5-storey building for office, jewel workshop and retail use; alterations to retained façade and fenestration

Recommend Archaeological Condition(s)

Thank you for your consultation dated 29 March 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 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



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understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The planning application lies in an area of archaeological interest.

The site lies within the London Suburbs Archaeological Priority Area. The submitted Historic Environment Assessment (MOLA, February 2016) identifies that the site lay within the grounds of Ely Palace which was built in the early 14th century as the London residence for the Bishops of Ely. The site was then gradually developed from the 17th century onwards. Archaeological survival will have been heavily compromised by the existing basement, although there is likely to be localised archaeological survival in the central part of the site where there is no basement. The proposals to excavate a new basement in this area will have an archaeological impact, although it will not be extensive.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition as follows:

Condition No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Informative The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

I envisage that the archaeological fieldwork would comprise the following:

Watching Brief

A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological



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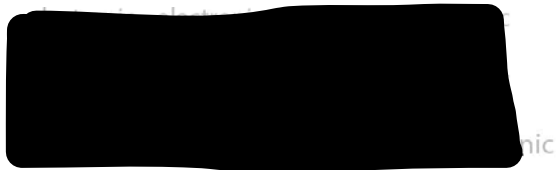
interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website.

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.

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

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Laura O'Gorman

Archaeology Advisor

Greater London Archaeological Advisory Service

Planning Group: London



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