



Historic England

Mr Raymond Young
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden,
London,
WC1H 8ND

Our ref: CLO18709
Your ref: 2015/2645/P
Telephone 0207 973 3242
Email laura.o'gorman@HistoricEngland.org.uk

05 December 2016

Dear Mr Young

**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 Archaeological Condition(s)

Thank you for your consultation dated 21 November 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



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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 submitted Archaeological Desk-Based Assessment (Compass Archaeology, November 2016) identifies the main potential being for archaeological remains dating to the prehistoric and post-medieval periods, owing to the density of prehistoric evidence encountered on Hampstead Heath and the construction of the adjacent Gang Moor building in the early 18th century, respectively. The Assessment includes detailed research on the various phases of development on the site during the 20th-century and it is evident that the only archaeological impact would be from the excavation required for the new basement where it extends beyond the existing lower ground floor level, towards the east. I therefore concur with the recommendation set out within the assessment; that a targeted archaeological watching brief be implemented during the excavation of the eastern part of the proposed new basement.

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:



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Watching Brief

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