

Miss Elisabeth Glover
Indigo Planning
87 Chancery Lane
London
WC2A 1ET

Application Ref: **2017/0669/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

17 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
7 Wakefield Street
London
WC1N 1PG

Proposal:

Details of a programme of archaeological investigation required by condition 20a of planning permission dated 14/03/2012 ref 2011/6032/P for Redevelopment of site to provide a mixed residential/commercial development.

Drawing Nos: Supplementary written scheme of investigation for an archaeological mitigation by PCA, version 3 dated Feb 2017.

The Council has considered your application and decided to grant permission.

Informatives:

1 Reasons for granting permission-

This is a resubmission of the application to discharge condition 20a as approved on 13 March 2015 ref: 2014/7896/P. Following the course of ground works and advice by the Greater London Archaeological Advisory Service (GLAAS) of Historic



England, it has now been identified that further investigation is needed in relation to one trench. The report requests to undertake archaeological excavation of the proposed building footprint within the area of this trench. Therefore an updated report has been resubmitted to satisfy the requirements of Condition 20(a). GLAAS have confirmed that the revised programme is acceptable to satisfy condition 20a and ensures no harm is caused to heritage assets on site.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation hereby approved and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the Camden Local Plan Submission Draft 2016.

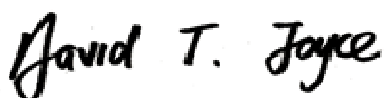
- 2 You are advised that the start date of the investigation programme should be communicated by the archaeological practice to GLAAS who will conduct monitoring visits on your behalf. The archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication.
- 3 You are reminded that conditions 2 (design details), 4 (sample panel), 5 (landscape), 8 (privacy screens), 12 (ventilation plant), 14c (contaminated land verification), 20c (archaeological results), 21 (bird/bat boxes), 22 (green roofs), 23 (security measures) of planning permission reference 2011/6032/P dated 14/03/12 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning