

Mr Andreas Krause  
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Unit A11  
Jacks Place  
6 Corbet Place  
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E1 6NN

Application Ref: **2017/1817/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

26 April 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:

**8 Stukeley Street (nos. 8 & 10 Stukeley Street)**  
**LONDON**  
**WC2B 5LQ**

Proposal: Details of Stage 1 written scheme of investigation for archaeology evaluation required by condition 15a (archaeology) of planning permission 2015/7028/P dated 31/01/2017 for erection of replacement mansard roof extension at no. 8 and installation of new mansard roof extension at no. 10; excavation of a single storey basement extension including lightwell to create additional Class B1 office floorspace; change of use of the ground floor of no. 8 from office to residential associated within the enlargement and reconfiguration of the two 1 bed residential units to create two 2 bed flats; alterations to the ground floor front and rear elevations; erection of first floor rear extension, and creation of external terrace at basement and first floor levels at no. 10.

Drawing Nos: Written Scheme of Investigation for an Archaeological Evaluation produced by Pre-Construct Archaeology Ltd dated 23rd March 2017.

The Council has considered your application and decided to grant approval of details (in part).

Informative(s):

- 1 Reasons for granting permission.



The applicant has submitted a Written Scheme of Investigation (WSI) undertaken by Pre-Construct Archaeology Ltd. The document includes a method statement outlining the methods by which a watching brief will monitor the archaeological excavation work and the results reported. The case officer at GLAAS has advised that the findings in the document meet the requirements of part A of the condition. Part A of the condition is therefore discharged.

The Covent Garden Community Association raised no objections to the proposal. No objections or any further comments were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy policy CS14 and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised to communicate the start date to GLAAS, who will then provide a case officer to conduct monitoring visits. The archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication.

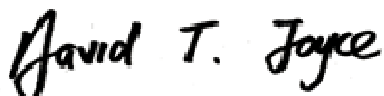
You are further reminded that conditions 4 (sample panel), 5 (samples of materials), 7 (details of new air conditioning equipment), 10 (details of qualified chartered engineer), 12 (construction method statement Crossrail), 15b (post investigation archaeological assessment), of planning permission ref 2015/7028/P dated 31/01/2017 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