



Historic England

Mr Jonathan McClue
London Borough of Camden
Town Hall,
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Our ref: CLO23663
Your ref: 2017/3377/P
Telephone 020 7973 3242
Email laura.o'gorman@HistoricEngland.org.uk

27 June 2017

Dear Mr McClue

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

Great Ormond Street Children's Hospital Great Ormond Street London WC1N 3JN

Erection of a three storey building within the Southwood Courtyard to provide 998sq.m (GEA) of healthcare space (D1), including physiotherapy and rehabilitation facilities and an iMRI suite and operating theatre for use by Great Ormond Street Hospital. Works include a stair link at second floor level to the Southwood Building, a two storey link to the Variety Club Building, entrance ramps and stairs, a green roof, cycle parking, artificial lighting, plant equipment and associated works.

Recommend Archaeological Condition(s)

Thank you for your consultation received on 13 June 2017.

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



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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 planning application lies in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: London Suburbs.

The site lies close to the projected line of the 17th century Civil War Defences. Much of the above ground structures were likely removed shortly after the end of the Civil War however there is a potential for the in filled remains of the defensive ditch to survive. Evidence of the defences has been encountered at the British Museum, 540m to the south-west of the application site. The submitted Archaeological Desk-Based Assessment (CgMs, June 2017) details the results of two phases of evaluation carried out as part of part previous Great Ormond Street Developments to the east of the application site. No evidence of the Civil War Defences were encountered however it must be noted that that these trenches were relatively small and widely dispersed and so the lack of evidence does not entirely mean that there is no evidence elsewhere in the vicinity.

It is acknowledged however that previous development within the application site is likely to have resulted in varying degrees of impact on archaeological remains. Both the archaeological assessment and the submitted Ground Condition Assessment show that the upper 2-2.7m of deposits comprise of loose rubble and brick backfill, although if the defensive ditch is present, then this would survive at depth, most likely below these previous impacts.

The proposed development is not considered to be large in scale, and the primary impact would be from piled foundations including the pile caps and beams. In light of this an evaluation would be required to ascertain if evidence of the Civil War ditch survive within the site. Given the small scale of the impacts, I agree with the recommendations within the archaeological assessment; that this could be carried out as part of an archaeological condition.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates the need for field evaluation to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a condition could provide an acceptable safeguard. A condition is therefore recommended to require a two-stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation. The archaeological interest should therefore be conserved by attaching a condition as follows:

Condition No demolition or development shall take place until a stage 1 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, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, 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 stage 2 WSI.

Informative Written schemes 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:

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

The evaluation will form the first stage of investigation and should aim to inform the scope of any further archaeological investigation.

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.





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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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Planning Group: London



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