

Mr Philip Harvey
PCKO Architects
5-8 Hardwick Street
London
EC1R 4RG

Application Ref: **2017/2537/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

3 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Greenwood Centre
25 Greenwood Place
London
NW5 1LB

Proposal: Details of an archaeological evaluation in relation to condition 24 (in relation to the Greenwood Centre only) in pursuant to planning permission 2013/5947/P dated 18/06/2014 (as varied by 2015/3151/P dated 29/07/2015) for: Demolition of existing buildings and redevelopment to provide: a new 3,228sqm (GIA) Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units (including 8 supported affordable housing units) and 100sqm (GIA) social enterprise in flexible retail, restaurant/café, office or community use (Classes A1/A3/B1/D1) at ground floor level; highway improvements to Greenwood Place, and associated plant, landscaping, servicing and disabled car parking.

Drawing Nos: Report on archaeological evaluation issue 2 dated 03/04/2017.

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



Informative(s):

1 Reasons for approving the details.

A Written Scheme of Investigation was submitted, via application 2016/4209/P dated 06/03/2017, under the guidance of The Greater London Archaeological Advisory Service (GLAAS) who confirmed the details were acceptable. Following the discharge of condition 24(a)i, a report on archaeological evaluation has been submitted to satisfy the remainder of the planning condition. The report presents the results of an archaeological evaluation carried out by MOLA at Greenwood Place. The evaluation was successful in illustrating that no archaeological stratification or cut features survived in either of the two evaluation trenches on-site. Taking into account the results in both trenches it appears archaeological deposit survival across the site is low to non-existent and had any archaeology survived, it is likely it would have been of local significance only. In addition, there was no evidence to indicate the presence of a former tributary of the River Fleet on the site. In light of the results of this evaluation MOLA considers that no further archaeological mitigation is required.

GLAAS, who provide archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter, have considered the submitted documents and recommend its approval. They confirmed that no further archaeological work is necessary and the archaeological condition under this application has been satisfied.

No objections 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.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

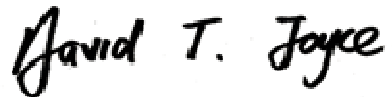
- 2 You are advised that Conditions 3, 4, 6, 8, 9, 10, 11, 12, 13, 17, 19, 20, 21b and 25 of planning permission 2013/5947/P dated 18/06/2014 require the submission of details and must be approved before the relevant stage of the development.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning