

Konrad Romaniuk

From: [REDACTED]
Sent: 05 April 2017 10:22
To: Konrad Romaniuk
Subject: RE: 6 Stukeley Archaeological Assessment?
Attachments: 6 Stukeley Street - GLAAS pre-app advice - CLO23133.pdf

Dear Konrad,

Thank you for your pre-application consultation.

An archaeological assessment for the adjacent site of 8 and 10 Stukeley Street was submitted to this office recently. As a result this assessment provides sufficient information to assess the likely potential for archaeology at 6 Stukeley Street. I am therefore happy to confirm that in this instance we will not require a new archaeological assessment to be submitted with your application. I attach a formal letter which sets out our advice and of which I am happy for you to submit with your application.

As it stands we will however be looking for an archaeological condition to be attached to the consented scheme, to insure that the archaeological impact is appropriately mitigated. We have also recently approved a written scheme of investigation for an evaluation at the adjacent site, and if these works are carried out in time, then the results should help to inform the archaeological strategy for 6 Stukeley Street.

I hope that this helps but please let me know if you have any questions regarding my advice.

Regards,
Laura

Laura O'Gorman
Assistant Archaeology Advisor
Planning Group: London
Historic England | [REDACTED]
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From: [REDACTED]
Sent: 04 April 2017 10:46
To: Kidd, Sandy; O'Gorman, Laura; Glaas
Subject: FW: 6 Stukeley Archaeological Assessment?

Dear Sandy and Laura,

Could you please advise whether an archaeological assessment for planning is necessary at 6 Stukeley Street, London, WC2B 5LQ.

We are in the process of submitting a planning application for conversion of the existing Victorian/ early 20th century mews house into two apartments. Part of the proposed works involves a basement.

The Borough for this property is Camden.

Please find attached the pre-planning Design Statement. The Statement contains a satellite map, existing photos and plans. The proposed scheme for Planning is different however please note the basement which is max. 3.5m deep from ground level will be included in this application. A BIA has been conducted by Croft SE engineers and I can provide you with this information if required.

Regards,

Konrad Romaniuk

Milan Babic Architects Ltd.

[REDACTED]



Historic England

Mr Konrad Romaniuk
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Bickels Yard,
151B Bermondsey Street,
London,
SE1 3UW

Our ref: CLO23133

Your ref:

Telephone
Email



05 April 2017

Dear Mr Romaniuk

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

6 STUKELEY STREET, LONDON, WC2B 5LQ

Conversion of the existing Victorian/ early 20th century mews house into two apartments. Part of the proposed works involves a basement.

Thank you for your consultation dated 04 April 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 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.

Appraisal of this proposal using the Greater London Historic Environment Record indicates that there is already sufficient information to reach an informed judgment



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that the development would not cause sufficient harm to justify refusal of planning permission provided that arrangements are made to safeguard the archaeological interest and/or require an investigation to be undertaken to advance understanding. These safeguards would normally be secured by a condition (or conditions) attached to a planning consent.

It is evident from the submitted design an access statement that the existing building does not contain a basement. It is likely therefore that there will be good archaeological survival within the site. An archaeological desk based assessment has been carried out for the adjacent site of 8 and 10 Stukeley Street. This assessment identified that the main potential would be for post-medieval remains however there is substantial evidence of Roman occupation to the east towards Holborn, and Saxon occupation to the south around Covent Garden and the Strand. In addition to this, on-going investigations on Parker Street are producing features which are currently being interpreted as Saxon, suggesting activity on the edge of the Saxon settlement in vicinity of the current application site.

The proposed basement is relatively small in scale and the impact from the basement could be mitigated through an appropriate archaeological strategy in accordance with an archaeological condition.

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.

Please note that this response relates solely to archaeological considerations and is without prejudice to the local authority's decision making role. If necessary, Historic England's Development Management or Historic Places teams should be consulted separately regarding statutory matters.

Yours sincerely



Laura O'Gorman
Archaeology Advisor
Greater London Archaeological Advisory Service
Planning Group: London



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