



Historic England

Mr Gavin Sexton
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden,
London,
WC1H 8ND

Your Ref: 2017/3847/P
Our Ref: CLO24620
Contact: Laura O'Gorman
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HistoricEngland.org.uk

31 October 2017

Dear Mr Sexton

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

**Morrisons Superstore and Petrol Filling Station Camden Goods Yard Chalk Farm Road
LONDON NW1 8EH**

Redevelopment of petrol filling station site to include the erection of a new building of up to six storeys and up to 11,243 sq m GEA floorspace to accommodate a petrol filling station (Sui Generis use), flexible retail/food & drink floorspace (Class A1, A3 uses), Class B1 floorspace and a winter garden; with cycle parking, public green space, public toilets and other associated works and highways works; all following demolition of existing building petrol filling station. Use of part ground/1st floors as a foodstore (Class A1 use) with associated car parking for a temporary period of up to thirty months. Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) of up to 14 storeys accommodating up to 573 homes (389 market and 184 affordable in up to 60,568 sq m GEA of residential floorspace) together with up to 28,345 sq m GEA non-residential floorspace comprising foodstore (class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of 'Block B' for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, education, training, café and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore. THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT. Re-consultation on updates relating to: transport and highways matters including Chalk Farm Road junction, Construction Impact, Travel Plan and Accessibility; Air Quality; Design of buildings and open spaces; Water; On-site and neighbouring amenity; Trees and green roofs; Energy and sustainability; Basement Impact.

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Recommend Archaeological Condition(s)

Thank you for your consultation dated 12 October 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 partially in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: Canalside Industry.

The submitted Archaeological Desk-Based Assessment sets out a clear understanding of the site's archaeological potential. The site's primary archaeological interest lies within its industrial heritage, parts of which, namely the horse stables (now the stables market) were deemed to be of such a significance that they were recorded and preserved in situ, as part of the 2007 development. Other elements associated with the industrial development of the site, for example features associated with the goods depot and goods shed, may still survive within the site, however it is likely that the existing building will have compromised these remains, and any survival is likely to be fragmentary.

Although it is unlikely therefore that the proposed development would result in a major adverse impact to archaeological remains, given the associated significance of the archaeological resource, a programme of archaeological investigation should be carried out in order to establish the extent of survival, and record any archaeological remains of interest to enhance our understanding of the area's industrial development. This could be carried out in accordance with an archaeological condition.

Given the nature and depth of the deposits the scope of archaeological works would need to be carefully considered in order to address the archaeological interest. It is therefore recommended that the applicant's archaeologist liaise closely with this office in order to formulate an appropriate archaeological strategy that would be sufficient to address the research questions. It is also recommended that the borough Conservation Officer be consulted.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition as follows:

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Condition No demolition or development shall take place until a 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, which shall include the statement of significance and research objectives, and

- A. 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 WSI

Informative The written scheme 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.

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.

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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