



Historic England

Mr Gideon Whittingham
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden,
London,
WC1H 8ND

Your Ref: 2017/7051/P & 2018/0037/L
Our Ref: CLO25361

Contact: Laura O'Gorman
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HistoricEngland.org.uk

16 January 2018

Dear Mr Whittingham

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

135-149 Shaftesbury Avenue, LONDON, WC2H 8AH

The comprehensive refurbishment of the existing Grade II listed building and the provision of a new two storey roof extension and new basement level, providing a new four-screen cinema (Class D2) and spa (sui generis) at basement levels, a restaurant/bar (Class A3/A4) at ground floor level, a 94-bed hotel (Class C1) at part ground and first to sixth floors and associated terrace and bar (Class A4) at roof level, together with associated public realm and highways improvements

***Listed Building Consent also submitted*

Recommend Archaeological Historic Building Condition

Thank you for your consultation dated 09 January 2018.

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. Some historic buildings are of archaeological interest and this interest can be harmed by the loss of historic fabric. 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.

Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
Telephone 020 7973 3000
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It is clear from the submitted Archaeological Desk Based Assessment (CgMs, December 2017) that the existing double basement will have completely removed any archaeological remains from within the site footprint. No further archaeological works are required.

The proposals will however impact the former Saville Theatre which was constructed in the 1930s and is grade II listed. The Heritage and Townscape Assessment (Iceni Projects, December 2017) identifies that the significance of the building primarily lies in the buildings facades and historic association with Brian Epstein, The Beatles Jimi Hendrix. The significance of the internal structure appears to have been somewhat diminished as a result of various phases of alterations. The assessment does however identify isolated areas of survival of the historic fabric. Further proposals for alteration are being proposed and in light of the significance of the building, and if the borough is minded to grant consent, then a programme of Level 2 Historic Building Recording should be carried out both prior to and during the works in order to record any currently hidden surviving elements of the historic structure.

If permission is granted the archaeological interest in the historic building(s) should be conserved by attaching a condition as follows:

- Condition No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are 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 professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

I envisage that the archaeological fieldwork would comprise the following:

Historic Building Recording

Archaeological building recording is an investigation to establish the character, history, dating, form and development of an historic building or structure which normally takes place as a condition of planning permission before any alteration or demolition takes place. The outcome will be an archive and a report which may be published.

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



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

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