



Historic England

Mr Daniel Cotton  
Bennetts Associates Limited  
1 Rawstorne Place  
London  
EC1V 7NL

Your Ref:

Our Ref: CLO25663

Contact: Laura O'Gorman

Direct Dial: [REDACTED]

Email: [REDACTED]

13 February 2018

Dear Mr Cotton

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

**Shaftesbury Theatre, 210 Shaftesbury Avenue, WC2H 8DP**

*a full restoration and reseating of the auditorium, an upgrade to the internal building fabric including structural works to two internal staircases, and a single story extension to the existing basement along two sides of the building, replacing an existing set of smaller under-pavement vaults. The basement will be formed by a 10m deep contiguous piled wall, with CFA piled foundations to a depth of 25m, and ground excavation to a depth of approximately 3.6m.*

**Recommend Pre-Determination Archaeological Assessment/Evaluation**

Thank you for your consultation received on 09 February 2018.

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter and provides pre-application advice on archaeology on their behalf.

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 be required to submit appropriate desk-based assessments, and where necessary undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development.



Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA  
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This information should be supplied to inform the planning decision.

Appraisal of this proposal using the Greater London Historic Environment Record and information provided indicates a need for further information to reach an informed judgment of its impact on heritage assets of archaeological interest.

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

The site lies in an area where significant archaeological remains of various dates could be encountered. In light of the proposed ground works required for the development it is likely that there will be an archaeological impact.

I therefore recommend that the following further studies should be undertaken to inform the preparation of proposals and accompany a planning application:

### **Desk Based Assessment**

Desk-based assessment produces a report to inform planning decisions. It uses existing information to identify the likely effects of the development on the significance of heritage assets, including considering the potential for new discoveries and effects on the setting of nearby assets. An assessment may lead on to further evaluation and/or mitigation measures.

Depending on the results on the initial desk based assessment the following may also be required.

### **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 nature and scope of assessment and evaluation should be agreed with GLAAS and carried out by a developer appointed archaeological practice before any decision on the planning application is taken. The ensuing archaeological report will need to establish the significance of the site and the impact of the proposed development.

Once the archaeological impact of the proposal has been defined GLAAS can discuss mitigation options and make recommendations to the local planning authority. The NPPF accords great weight to the conservation of designated



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heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation. If archaeological safeguards do prove necessary, these could involve design measures to preserve remains in situ or where that is not feasible archaeological investigation prior to development.

This letter concludes GLAAS' free Initial Pre-application advice (that is, one free cycle of advice and engagement). Further information on archaeology and planning in Greater London is available on the Historic England website. If further pre-application advice (other than minor clarifications) is requested then you will be asked to use our Extended Pre-application service which provides applicants with a bespoke programme of advice and engagement beyond the initial free cycle. We charge for this extended service on a cost-recovery basis; we do not make a profit from it.

Please note that this Initial Pre-application advice relates solely to archaeological considerations, is provided without prejudice to the local authority's decision-making role, and may be shared with the local authority on whose behalf it is given. 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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