



Historic England

Mr John Diver
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden,
London,
WC1H 8ND

Your Ref: 2018/0575/P
Our Ref: CLO25852
Contact: Laura O’Gorman
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HistoricEngland.org.uk

24 April 2018

Dear Mr Diver

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

The Shaftesbury Theatre 210 Shaftesbury Avenue London WC2H 8DP

Various alterations to theatre building (Sui Generis) including basement extensions, creation of new entrance fronting Princes Circus, installation of LED screens, alterations to canopy, external lighting to façade, replacement of plant at roof level, installation of pavement lights and delivery hatch as well as minor alterations to façade and doors.

Recommend Archaeological Condition(s)

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.

Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
Telephone 020 7973 3000
www.historicengland.org.uk

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

I am grateful to the client for commissioning and submitting an archaeological desk-based assessment (Wessex Archaeology, April 2018). It is clear that the area of proposed works has a good potential for archaeological remains, particularly relating to the Saxon settlement of Lundenwic. The proposed basement extension is not extensive and any archaeological impact could be mitigated through an appropriate archaeological strategy in accordance with a planning condition. Given the nature of the development and its location within the public realm the nature of the archaeological work would need to be carefully considered in order to fit into the development programme. It is essential therefore that the applicant's archaeological contractor closely liaises with myself on behalf of the borough in order to define a practical and purposeful method of investigation and mitigation prior to development.

The archaeological interest should be conserved by attaching a condition as follows:

- 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.

As this proposal may affect a heritage asset of architectural, artistic or historic interest so recommend that you seek the advice of your conservation officer.

Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website.

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

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