



Historic England

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

Your Ref: 2018/1584/P
Our Ref: CLO26121
Contact: Laura O’Gorman
Direct Dial: 0207 973 3242
Email: laura.o’gorman@
HistoricEngland.org.uk

17 April 2018

Dear Mr Sexton

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

Site at 44 Cleveland Street LONDON W1T 4JT

Variation of condition 2 (approved drawings) of planning permission ref 2017/0414/P (dated 15th Jan 2018) for refurbishment of the Workhouse and North/South Houses and redevelopment of the remainder of the site, to provide a mixed-use development comprising 50 residential units and commercial space; namely to increase extent of basement to incorporate MRI scanners, internal modifications to affordable housing layouts, change of mix of market tenure housing to create 3 no. additional units, alterations to South House to incorporate community room and North House to increase floorspace, alterations to rooftop plant area, fenestration of new build, cycle parking, access and landscaping.

Recommend Archaeological Condition(s)

Thank you for your consultation received on 04 April 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. 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

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

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

Advice from this office in relation to archaeological is for an archaeological condition and an historic building recording condition to be attached to the consented scheme. As our advice has not changed I reiterate our recommended conditions.

Archaeology Condition

- Condition** No demolition or development shall take place until a stage 1 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, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:
- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording, interpretation and/or public engagement strategy 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 and 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 stage 2 WSI.
- Informative** Written schemes 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. Disturbance of human remains is subject to separate consent regimes under burial legislation.

Historic Building Recording Condition

- Reason** Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF.
- Condition** No demolition shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing. No development shall take place other than in accordance with the Written Scheme of Investigation.

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

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



Informative The written scheme of investigation will need to be prepared and implemented by a suitably qualified heritage practice in accordance with Historic England Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

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

electronic electronic electronic electronic

electronic electronic electronic electronic
electronic electronic electronic electronic

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

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

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.

