



Historic England

Mr Stuart Clapham
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden,
London,
WC1H 8ND

Your Ref: 2018/2859/P
Our Ref: CLO26777

Contact: Laura O'Gorman

13 July 2018

Dear Mr Clapham

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

Site At 6 Streatley Place London NW3 1HP

Demolition of the existing workshops & stores and the erection of a 1-3 storey plus basement building with 1st and 2nd floor terraces comprising 4 flats. (This is a revision of the previous scheme approved on 24/01/2018 ref 2017/0183/P to incorporate a new basement level for additional habitable accommodation for 2 flats)

Recommend Archaeological Historic Building Condition

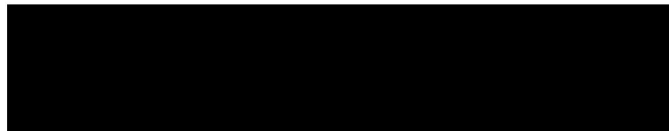
Thank you for your consultation dated 02 July 2018.

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.

The applicant's desk-based assessment indicates low archaeological potential and that the site is likely to have experienced surface disturbance which would have truncated buried remains. Given the relatively small-scale of the proposed development I therefore consider that it is unlikely to cause significant harm to buried heritage assets of archaeological interest.

However I do note the presence of 19th century buildings which might be considered to contribute to the significance of the Conservation Area – I recommend seeking your conservation officer's advice on this matter. If the planning authority is minded to grant consent for their demolition I therefore recommend that a Level 2 building record is required which could be secured 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 a 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.

Refer to Conservation Officer

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.

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



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

