



Historic England

Ms Laura Hazelton
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden,
London,
WC1H 8ND

Your Ref: 2018/1295/P & 2018/3816/L
Our Ref: CLO27061

Contact: Laura O'Gorman
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16 August 2018

Dear Ms Hazelton,

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

Boncara 35 Templewood Avenue London NW3 7UY

Demolition and relocation of the Grade II listed swimming pool to the north west of the garden, associated excavation of the garden level and ground floor/basement infill extension to the house.

**LBC also submitted*

Recommend Archaeological Historic Building Condition

Thank you for your consultation dated 06 August 2018.

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

NPPF section 16 and the London Plan (2011 Policy 7.8) make the conservation of archaeological interest a material planning consideration. NPPF paragraph 189 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest. Some historic buildings are of archaeological interest and this interest can be harmed by the loss of historic fabric.

If you grant planning consent, paragraph 199 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

I have looked at this proposal and at the Greater London Historic Environment Record. I advise that the development could cause harm to the archaeological interest of the building(s). I therefore recommend the following condition on any consent:



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- 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.

This is a pre-commencement condition justified by the need for clarity on what is necessary to safeguard archaeological interest once works begin on site. The archaeological work should include:

Historic Building Recording

Archaeological building recording is an investigation to establish the character, history, dating, form and development of a 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.

The historic building recording should be carried out to a Level 3: analytical record.

You can find more information on archaeology and planning in Greater London on our website.

My colleague, Alasdair Young will respond separately in regards to statutory matters.

Yours sincerely



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



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