



Historic England

Ms Christina Holloway
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London
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Your Ref: N/A
Our Ref: CLO24962
Contact: Laura O'Gorman
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Dear Ms Holloway

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

Channing Junior School, Fairseat, Highgate

Ground floor extension is proposed to the south and east of the existing building, the latter underneath the existing first floor terrace to create additional teaching space and enlarged toilets. Subterranean works are proposed in the steep grass bank beneath the existing playground to create a changing area/pavillion.

Thank you for your consultation dated 15 November 2017.

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 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



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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 planning application lies in an area of archaeological interest.

Appraisal of this proposal using the Greater London Historic Environment Record indicates that there is already sufficient information to reach an informed judgment that the development would not cause sufficient harm to justify refusal of planning permission provided that arrangements are made to safeguard the archaeological interest and/or require an investigation to be undertaken to advance understanding. These safeguards would normally be secured by a condition (or conditions) attached to a planning consent.

It is clear from the assessment that due to the topography of the site the impacts would be predominantly from the foundations of the extension at lower ground floor level and the small subterranean pavillion. The review of the geotechnical investigation results is very useful and does seem to suggest that there has been ground raising along the southern side of the existing building in order to provide a level surface for construction.

Overall, I agree with the conclusions and recommendations; that a watching biref during development would be the most appropriate mitigation strategy.

In this case I envisage that conserving the archaeological interest would require the following:

Watching Brief

A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

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

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.



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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.

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Yours sincerely

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Laura O'Gorman

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Greater London Archaeological Advisory Service

Planning Group: London



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