



Historic England

Mr David Peres Da Costa
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden,
London,
WC1H 8ND

Your Ref: 2018/4925/P
Our Ref: CLO27635
Contact: Laura O'Gorman
Direct Dial: 020 7973 3242
Email: laura.o'gorman@HistoricEngland.org.uk

14 November 2018

Dear Mr Peres Da Costa

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2018**

Channing Junior School, 1 Highgate High Street, London, N6 5JR

Erection of single storey rear extension to south elevation to provide school hall (with play area above) and kitchen facilities.

Recommend Archaeological Condition(s)

Thank you for your consultation dated 25 October 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.

Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Telephone 020 7973 3000
www.historicengland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation. We will always store your personal details securely. We collect data that you provide to us and only ever collect the information we need in order to carry out our statutory purposes and that helps us deliver and improve our services. We will only share personal data when we are required to by law or with carefully selected partners who work for us. If you would like to know more or understand your data protection rights, please take a look at our Privacy and Cookies Policy <http://www.historicengland.org.uk/terms/privacy-cookies/>. Historic England is committed to achieving equality of opportunity as a service provider and employer.



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.

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

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.

I have looked at this proposal and at the Greater London Historic Environment Record. I advise that the development could cause harm to archaeological remains. However the significance of the asset and scale of harm to it is such that the effect can be managed using a planning condition. I therefore recommend the following condition on any consent:

- 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.

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:

Watching Brief



Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Telephone 020 7973 3000
www.historicengland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation. We will always store your personal details securely. We collect data that you provide to us and only ever collect the information we need in order to carry out our statutory purposes and that helps us deliver and improve our services. We will only share personal data when we are required to by law or with carefully selected partners who work for us. If you would like to know more or understand your data protection rights, please take a look at our Privacy and Cookies Policy <http://www.historicengland.org.uk/terms/privacy-cookies/>. Historic England is committed to achieving equality of opportunity as a service provider and employer.



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.

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

This response only relates to archaeology. You should also consult Historic England's Development Management on statutory matters.

Yours sincerely

electronic electronic electronic electronic
electronic electronic electronic electronic
electronic electronic electronic electronic



Laura O'Gorman

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

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation. We will always store your personal details securely. We collect data that you provide to us and only ever collect the information we need in order to carry out our statutory purposes and that helps us deliver and improve our services. We will only share personal data when we are required to by law or with carefully selected partners who work for us. If you would like to know more or understand your data protection rights, please take a look at our Privacy and Cookies Policy <http://www.historicengland.org.uk/terms/privacy-cookies/>. Historic England is committed to achieving equality of opportunity as a service provider and employer.

