



Historic England

Mr Charles Thuairé  
London Borough of Camden  
Town Hall,  
Camden Town Hall Extension,  
Argyle Street,  
Camden,  
London,  
WC1H 8ND

Contact: Laura O’Gorman

12 December 2018

Dear Mr Thuairé,

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

**The Winter House 81 Swain’s Lane London N6 6PJ**

*Restoration and alterations to Grade II\* listed Winter House; demolition of existing rear extension and replacement with a larger single storey rear extension with green roof; excavation to reveal the original cemetery subway cutting within garden (adjoining Grade 2 listed Mortuary Chapel), including creation of 2 new internal floors, a new glazed roof cover and access via new staircase and corridor link at basement level with the existing house; associated landscaping and alterations to front boundary including new gates.*

**Recommend Archaeological Condition(s)**

Thank you for your consultation dated 27 November 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.



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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 am grateful that the applicant has provided further clarification on whether the site was formally used for burials. The consultation with the Friends of Highgate Cemetery have confirmed that although the site originally formed part of the cemetery, their records indicate that burials never took place at the location. In light of this I recommend that a watching brief be maintained throughout the groundworks to ensure that any previously unrecorded archaeological features, particularly those associated with the cemetery are not removed without appropriate archaeological recording. I also recommend that following clearance of the mortuary tunnel, a level 2 historic building recording be carried out of the structure.

I therefore recommend the following conditions on any consent:

#### Archaeology Condition

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.

#### 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 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



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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 historic building 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.

These are pre-commencement conditions justified by the need for clarity on what is necessary to safeguard archaeological interest once works begin on site.

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



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



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