



Historic England

Mr Jonathan McClue
London Borough of Camden
Town Hall, Camden Town Hall Extension
Camden
London
WC1H 8ND

Your Ref: 2020/0600/P
Our Ref: CLO30812

Contact: Laura O’Gorman
Direct Dial: [REDACTED]
Email: [REDACTED]

18 February 2020

Dear Mr McClue,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2019**

**Lethaby Building, Former Cochrane Theatre, 12-42 Southampton Row & 1-4 Red Lion Square
London WC1B**

Request for screening opinion under Regulation 15 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017, for proposed development involving the partial demolition of the non-designated existing buildings and structures on the site and the retention, refurbishment and partial extension to the listed Lethaby Building. The proposals include circa 431 hotel rooms (C1), exhibition space, a cultural use, gym, other ancillary hotel uses and 33 affordable housing units. The resulting buildings within the development include the ground level plus 5 storey Lethaby Building, a new ground level plus 8 storey block and the refurbished and extended Red Lion Building which would range between ground level plus 7 storeys up to ground level plus 14 storeys. The siting and layout of buildings within the site would define a new pedestrian street and public courtyard space.

Archaeology

Thank you for your consultation dated 06 February 2020.

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.



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NPPF Section 16 and the London Plan (2017 Policy HC1) recognise the positive contribution of heritage assets of all kinds and 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.

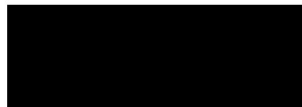
The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: London Suburbs.

I have been supplied with an archaeological desk based assessment by L-P Archaeology as part of the pre-application discussions. It was evident from the submitted assessment that the proposed development would not have a major significant archaeological impact and that any archaeological impact can be sufficiently mitigated through the implementation of a programme of archaeological investigation.

The forthcoming application should be accompanied by the archaeological desk based assessment.

This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

Yours sincerely



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



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