



Historic England

Mr David Fowler
London Borough of Camden
Town Hall,
Camden Town Hall Extension,
Argyle Street,
Camden,
London,
WC1H 8ND

Your Ref: 2021/2954/P
Our Ref: CLO33742
Contact: Louise Davies
Direct Dial: 0207 973 3740
Email: louise.davies@HistoricEngland.org.uk

24 June 2021

Dear Mr Fowler

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

**Selkirk House, 166 High Holborn, 1 Museum Street, 10-12 Museum Street,
35-41 New Oxford Street and 16A-18 West Central Street, London WC1A
1JR**

Redevelopment of Selkirk House, 166 High Holborn and 1 Museum Street following the substantial demolition of the existing NCP car park and former Travelodge Hotel to provide a mixed-use scheme, providing office, residential, and town centre uses at ground floor level. Works of demolition, remodelling and extension to 10-12 Museum Street, 35-41 New Oxford Street, and 16A-18 West Central Street to provide further town centre ground floor uses and residential floorspace, including affordable housing provision. Provision of new public realm including a new pedestrian route through the site to link West Central Street with High Holborn. Relocation of cycle hire docking stations on High Holborn.

Recommend Pre-Determination Archaeological Assessment/Evaluation

Thank you for your consultation received on 18 June 2021.

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

Telephone 020 7973 3000
www.historicengland.org.uk

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The Greater London Archaeological Advisory Service (GLAAS) give 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 section 189 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest. A field evaluation may also be necessary.

I have looked at this proposal and at the Greater London Historic Environment Record but I need more information before I can advise you on the effects on archaeological interest and their implications for the planning decision. If you do not receive more archaeological information before you take a planning decision, I recommend that you include the applicant's failure to submit that as a reason for refusal.

The planning application lies in an area of archaeological interest.

The pre-application comments on the archaeological desk-based assessment provided to Arup by my colleague Laura O'Gorman in April 2020 have not been incorporated into the version of the submitted DBA. Comments were:

1. On page 18 it looks like there may be a typo for the top of the gravels. At the moment it say 120.48m AOD.
2. Could you include copies of the historic maps that have been reviewed within the DBA OS maps should be at an appropriate scale, eg 25"
3. Could you also include the existing basement plan to support the predicted archaeological survival plan?
4. Proposed plans will also need to be included.

Laura also suggested that the results of any geotechnical site investigation works should be incorporated into the desk-based assessment. If this work has now taken place then the results should be incorporated. This may help to scope out parts of the site.

Because of this, I advise the applicant completes these studies to inform the application:

I will need to agree the work beforehand and it should be carried out by an archaeological practice appointed by the applicant. The report on the work must set out the significance of the site and the impact of the proposed development. I will read the report and then advise you on the planning application.

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NPPF paragraphs 193 - 194 place great weight on conserving designated heritage assets, including non-designated heritage assets with an archaeological interest equivalent to scheduled monuments. Non-designated heritage assets may also merit conservation depending upon their significance and the harm caused (NPPF paragraph 197). Conservation can mean design changes to preserve remains where they are. If preservation is not achievable then 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.

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 team on statutory matters.

Yours sincerely

Louise Davies

Louise Davies

Archaeology Advisor

Greater London Archaeological Advisory Service

London and South East Region



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