



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
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30 July 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**

*Re-consultation received 27/07/2021: Planner asking if we have further
comments in response to the applicant's letter addressing GLAAS comments*

*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 Archaeological Condition(s)

Thank you for your consultation dated 18 June 2021.



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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 194 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

If you grant planning consent, paragraph 205 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.

In light of the revised archaeological desk-based assessment I recommend that below ground works on this site in areas of low-moderate archaeological potential be undertaken alongside an archaeological watching brief.

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 pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the



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development programme. If the applicant does not agree to this pre-commencement condition please let us know their reasons and any alternatives suggested. Without this pre-commencement condition being imposed the application should be refused as it would not comply with NPPF paragraph 205. The archaeological work should include:

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.

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

Louise Davies

Louise Davies

Archaeology Advisor

Greater London Archaeological Advisory Service
London and South East Region



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