



Historic England

Ms Nora-Andreea Constantinescu
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Your Ref: 2022/3430/P
Our Ref: 209660

Contact:
Louise Davies
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2022-09-14

Dear Ms Constantinescu,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2021**

12 West End Lane London Camden NW6 4NX

Conversion of former Bird in Hand Public House (Class Use Sui-Generis) and associated flat to provide 1 no dwellinghouse, and erection of five storey block to the rear to provide 9 self-contained flats, with associated landscaping, plant, refuse, cycle storage, gate facing West End Lane (all Class Use C3).

Recommend Archaeological Conditions

Thank you for your consultation received on 2022-09-01.

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.

Assessment of Significance and Impact

The site is located within an Archaeological Priority Area covering the medieval settlement of Kilburn and Kilburn Priory. The Priory buildings are thought to have been located c 160m to the south-east of the site, and are not thought to have extended to within the site boundary.



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West End Lane to the immediate north of the site has its origins as a medieval route, and a historic stream (a tributary of the Westbourne) extends along the western boundary of the site and is now canalised. A Roman road followed the line of Kilburn High Road, c 100m west of the site. Despite the proximity to significant heritage assets, it is likely that the site remained rural farmland until the earliest phase of public house was constructed in the early 19th century. The construction of the pub and extensions will have removed or heavily disturbed any buried archaeological remains which existed on the site.

The pub building will be retained as part of the scheme but will be altered internally. The building should be recorded by a buildings archaeologist prior to any development taking place. I am also recommending a condition for public engagement for interpretation and display of the heritage of the site within the finished scheme.

Planning Policies

NPPF Section 16 and the London Plan (2021 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 194 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest. Some historic buildings are of archaeological interest and this interest can be harmed by the loss of historic fabric.

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.

Recommendations - I advise that the development could cause harm to the archaeological interest of the building(s). I therefore recommend the following conditions on any consent:

Condition – Historic Building Recording

- 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 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



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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.

Archaeological building recording is an investigation to establish the character, history, dating, form and development of a an historic building or structure which normally takes place as a condition of planning permission before any alteration or demolition takes place. The outcome will be an archive and a report which may be published.

Condition – Public Engagement

Condition No development shall commence until details of an appropriate programme of public engagement, heritage interpretation and display including a timetable have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme.

Informative Historic England's Guidelines for Archaeological Projects in Greater London provides advice on popular interpretation and presentation options.

These pre-commencement conditions are necessary to safeguard the archaeological interest on this site. Approval of the WSIs before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to these pre-commencement conditions, please let us know their reasons and any alternatives suggested. Without these pre-commencement conditions being imposed the application should be refused as it would not comply with NPPF paragraph 204.

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

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

Yours sincerely

Louise Davies

Archaeology Adviser

Greater London Archaeological Advisory Service

London and South East Region



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