



Historic England

Mr Christopher Smith
London Borough of Haringey
Civic Centre,
High Road
Wood Green
N22 8LE

Your Ref: HGY/2020/0847

Our Ref: CLO31199

Contact: Adam Single

Direct Dial: 0207 973 3748

Email: adam.single@HistoricEngland.org.uk

27 April 2020

Dear Mr Smith

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

Lock Keepers Cottages Ferry Lane London N17 9NE

Redevelopment of the site comprising the demolition of existing buildings and the erection of a new building ranging in height from 3 to 6 storeys to accommodate 13 residential units (Use Class C3), employment floorspace (Use Class B1a) at upper ground and first floor level and retail / café floorspace (Use Class A1 / A3) at lower ground floor level, along with associated landscaping and public realm improvements, cycle parking provision, plant and storage and other associated works (public consultation period pending)

Recommend Pre-Determination Archaeological Assessment/Evaluation

Thank you for your consultation received on 15 April 2020.

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.



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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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. 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.

Recent work at the neighbouring Hale Wharf site (not yet on the GLHER) by Pre-Construct Archaeology excavated well-preserved remains of the seventeenth and eighteenth century milling on the Lea as well as earlier palaeoenvironmental evidence including Saxon period peat. Similar remains, of milling on the Pymmes Brook, as well as other riverside activity may be affected by the proposals.

As a basement is proposed, there may not be scope for preservation in situ of important remains under a consented scheme.

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

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

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.

NPPF paragraphs 185 and 192 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Applicants should therefore expect to identify appropriate enhancement opportunities.

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 Advice team on statutory matters.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'ASingle', is placed over a background of repeating 'electronic' text.

Adam Single

Archaeology Advisor

Greater London Archaeological Advisory Service
London and South East Region



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