{{Organisation Contact}}

{{Address from Organisation}} Your Ref: {{External Ref}}

Our Ref: {{CLO number}}

{{LAG number}}

Contact: {{Case Officer}}

Direct Dial: {{from case officer}}

Email: {{from Case Officer}}

{{Completion Date}}

{{FAO Organisation Contact}}

Dear {{Organisation Contact}}, (Title and surname)

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**NATIONAL PLANNING POLICY FRAMEWORK 2012**

**{{Site Name}}**

*{{Proposal}}*

**Recommend Pre-Determination Archaeological Assessment/Evaluation**

Thank you for your consultation received on {{Log Date}}.

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should be required to submit appropriate desk-based assessments, and where necessary undertake field evaluation, to describe the significance of  
heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision.

Appraisal of this planning application using the Greater London Historic Environment Record and information submitted with the application indicates a need for further information to reach an informed judgment of its impact on heritage assets of archaeological interest.

EITHER if no Designation selected:

1. The planning application lies in an area of archaeological interest.

OR if Designation selected:

2. The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified in the Local Plan: {{insert name of selected APA}}]

{{Stage 1.10 Action = Predetermination: free text justification drawn from notes in stage 1.10}}

I therefore recommend that the following further studies should be undertaken to inform this application:

{{Action for Consultation Stage 1.11 with standard scope note and any free text from notes}}

{{Action for Consultation Stage 1.12 with standard scope note and any free text from notes}}

{{Action for Consultation Stage 1.13 with standard scope note and any free text from notes}}

{{Action for Consultation Stage 1.14 with standard scope note and any free text from notes}}

The nature and scope of assessment and evaluation should be agreed with GLAAS and carried out by a developer-appointed archaeological practice before any decision on the planning application is taken. The ensuing archaeological report will need to establish the significance of the site and the impact of the proposed development.

Once the archaeological impact of the proposal has been defined a recommendation will be made by GLAAS. The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation.

If archaeological safeguards do prove necessary, these could involve design measures to preserve remains in situ or where that is not feasible archaeological investigation prior to development. If a planning decision is to be taken without the provision of sufficient archaeological information then we recommend that the failure of the applicant to provide adequate archaeological information be cited as a reason for refusal.

Further information on archaeology and planning in Greater London is available on the Historic England website

Please note that this response relates solely to archaeological considerations. If necessary, Historic England’s Development Management or Historic Places teams should be consulted separately regarding statutory matters.

Yours sincerely

{{Digital Signature}}

{{Case Officer}}

**Archaeology Advisor**

**Greater London Archaeological Advisory Service**

**Planning Group: London**