<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>

<Consultation Stage 1.10 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 Archaeological Condition(s)**

Thank you for your consultation received on <insert 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 submit desk-based assessments, and where appropriate 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. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

[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 for the Local Plan: <insert name of selected APA>]

<Stage 1.10 Action = Condition investigation: free text justification drawn from notes in stage 1.10>

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates the need for field evaluation to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a condition could provide an acceptable safeguard. A condition is therefore recommended to require a two-stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation. The archaeological interest should therefore be conserved by attaching a condition as follows:

No demolition or development shall take place until a stage 1 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, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

1. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
2. 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 stage 2 WSI.

Informative Written schemes of investigation will need to be prepared and implemented by a suitably 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.

I envisage that the archaeological fieldwork would comprise the following:

<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>

<Action 1.20 = Insert relevant standard text from scope note with free text explanation drawn from notes in stage 1.20>

<Action 1.30 = Insert relevant standard text with free text explanation drawn from notes in stage 1.30>

<Action 1.40 = Insert relevant standard text with free text explanation from notes in stage 1.40>

Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website.

Please do not hesitate to contact me should you require further information or assistance. I would be grateful to be kept informed of the progress of this application.

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

Yours sincerely

<insert digital signature>

<Case Officer>

**Archaeology Advisor**

**Greater London Archaeological Advisory Service**

**Planning Group: London**