

Our Ref: 21288/TW
Your Ref: PP-10049889
Email: twilliams@firstplan.co.uk
Date: 20 July 2021

Planning Department
Croydon Council
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

Dear Sir/Madam,

**APPLICATION FOR THE DISCHARGE OF CONDITIONS 3 & 17 ATTACHED TO PLANNING
PERMISSION REF. 20/00534/FUL
2 BARHAM ROAD, SOUTH CROYDON, CR2 6LD**

We have been instructed by our client, Elderberry Developments Barham Ltd, to submit an application for the discharge of conditions 3 and 17 of Planning Permission ref. 20/00534/FUL granted on 23rd February 2021. The application has been submitted via Planning Portal (ref: PP-10049889).

Planning permission ref: 20/00534/FUL allows for:

“Demolition of dwellinghouse and erection of a three storey building with accommodation in the roof consisting of 9 flats with associated car parking, cycle parking, refuse storage and landscaping”

The following documents are submitted in support of this application:

- Completed Application Form;
- Cover Planning Letter prepared by Firstplan;
- Construction Method Statement, prepared by Elderberry Homes Limited
- Written Scheme of Investigation (WSI), prepared by Pre-Construct Archaeology Limited;
- Archaeological Evaluation, prepared by Pre-Construct Archaeology Limited.

The requisite fee of £116 (plus £28 Planning Portal administration fee) has been paid online.

a) Condition 3

Condition 3 states:

Prior to the commencement of development (including demolition) a Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following information for all construction phases of the development:

a) Hours of construction;

- b) Hours of deliveries;*
- c) Parking of vehicles associated with deliveries, site personnel, operatives and visitors;*
- d) Facilities for the loading and unloading of plant and materials;*
- e) Details of the storage facilities for any plant and materials;*
- f) The siting of any site huts and other temporary structures, including site hoardings;*
- g) Details of the proposed security arrangements for the site;*
- h) Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway;*
- i) Details outlining the proposed range of dust control methods and noise mitigation measures;*
- j) Details demonstrating compliance with the non-road mobile machinery (NRMM) regulations 2015;*
- k) Details confirming that all delivery vehicles are registered under the Freight Operators Recognition Scheme (FORS) achieving a minimum of silver status.*
- l) Details of noise levels of all plant to be used on site and appropriate mitigation measures*

All construction phases of the development shall be carried out strictly in accordance with the details so approved.

The reason for the condition is to safeguard the amenity of surrounding residents and the area generally, and to prevent adverse impacts upon the transport network during the construction phase of the development.

In order to ensure that the amenity of surrounding residents is safeguarded the accompanying CMP sets out the actions and measures that will be implemented from demolition right through to the completion of the build. These measures will ensure that construction does not adversely affect residents whether it be through traffic movements, hours of construction or the storage of plant and materials.

Accordingly, the requirements set out within condition 3 have been provided and the condition can be duly discharged.

b) Condition Number - 17

Condition 17 states:

“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:

- A. *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*
- 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 stage 2 WSI.*

c) Works Undertaken

Pre-Construct Archaeology were instructed to carry out an archaeological evaluation at the site following the site being identified as being located within a Tier 2 Archaeological Priority Area: London to Brighton Roman Road, also being located close to Park Lane Anglo-Saxon cemetery.

In accordance with the above, a Written Scheme of Investigation (specification) and details the methodology by which the archaeological evaluation was undertaken. Three trenches were excavated on the site in locations agreed with the Historic England Greater London Archaeology Advisory Service (GLAAS), who are the archaeological advisors to LB Croydon. In accordance with the recommendation by officers, the trenches measured 12-13m x 1.80m each. The trenches were also designed to reach maximum depth of 1.20m below ground level. Email correspondence enclosed as part of this submission at **Appendix 1** confirms that the approach taken by PCA was considered to be acceptable by GLAAS, recommending the WSI for approval.

An Archaeological Evaluation has been subsequently prepared following archaeological fieldwork being undertaken in June 2021 to establish the presence and character of any archaeological deposits and determine the extent of past post-depositional impacts on the archaeological resource. The Report notes that:

“The archaeological evaluation revealed a number of undatable features cutting into the natural deposits; however, with the exception of a gully and post hole that appeared anthropic, the rest were interpreted as a result of bioturbation. Two Iron Age pits were identified along with a pit and ditch of early post-medieval date relating to the agricultural use of the land prior to the site’s development in the late 1800s. A post-medieval subsoil layer represented levelling of the garden area, into which a number of cut features related to the domestic use of the property and its garden were seen. To the south of the site the remains of a WWII Anderson style air raid shelter were revealed.”

The report was subsequently sent to officers at GLAAS and it was confirmed in writing on the 19th July 2021 that officers would be happy to recommend approval of the evaluation works (appendix 1). Officers went on to state that given the occurrence of six archaeological features of Iron Age or earlier date, across the application site that they would recommend there is clearly an on-going archaeological interest with the site. Officers recommended a program of strip-map-recording would be suitable for this site, given the scope of anticipated ground disturbance, and for logistical reasons for the work to be undertaken in stages in advance of development related activity.

With the above in mind, and the works taken place to date, it is considered that the requirements of condition 17, in relation to archaeology, have been satisfied and that this condition can be discharged.

d) Conclusions

We trust that the enclosed information is sufficient to fully discharge conditions 3 and 17 of planning permission ref. 20/00534/FUL. It is therefore requested that the application is positively determined at the earliest opportunity.

I trust you have sufficient information in order to validate the application and look forward to receiving confirmation of this shortly. Please do not hesitate to contact me should you have any queries.

Yours sincerely,

A handwritten signature in black ink that reads "firstplan". The signature is written in a cursive, lowercase style.

TIM WILLIAMS

Director

Enc.

From: Stevenson, Mark <Mark.Stevenson@HistoricEngland.org.uk>
Sent: 16 June 2021 12:29
To: Zbigniew Pozorski <ZPozorski@pre-construct.com>
Subject: 1068-03 - 20/00534/F: 2 Barham Road, Croydon - archaeology

Zbigniew,

Thanks for the update from Croydon.

I will be happy for the backfilling of the trenches to occur once you have completed the current work.

Once I have the draft report I can then determine if a second site work element, mitigation stage, is required and what form that should take.

In that situation a second specification will be anticipated also as part of the conditioned response.

regards

Mark Stevenson
Archaeology Advisor (Historic England: GLAAS - South London)
Regions Group | London & South East
Direct Dial: 020 7973 3737 Mobile: 07789 285761

Historic England | 4th Floor, Cannon Bridge House, 25 Dowgate Hill, London, EC4R 2YA

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Please note that a summary version of the Greater London Historic Environment Record can now be searched online at: <http://www.heritagegateway.org.uk/Gateway/>

The new GLHER enquiry form is available via our webpages: <https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-historic-environment-record/>

For more information contact the GLHER team or see our [webpage](#)

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PLEASE NOTE: I will not be available from noon 17 - 22 June inclusive.

From: Zbigniew Pozorski <ZPozorski@pre-construct.com>
Sent: 16 June 2021 09:53
To: Stevenson, Mark <Mark.Stevenson@HistoricEngland.org.uk>
Subject: RE: 1068-02 - 20/00534/F: 2 Barham Road, Croydon - archaeology

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Hi Mark

We have open all trenches at 2 Barham Rd, Croydon, I have attached some photos. There are two small features (pit and poss. gully?) in Trench 2, and the pit contained a few sherds of pottery. It is one of that very unassuming prehistoric pottery, or possibly the Iron Age/Saxon one. We will have a closer look in the office.

Other trenches were blank, and only contained modern services/intrusions.

We will conclude today. The natural is gravel with some chalk poking through in T1.

Do you think we could backfill following the recording?
The client, actually, will backfill himself later this week.

Kind regards
Zbigniew

From: Stevenson, Mark <Mark.Stevenson@HistoricEngland.org.uk>
Sent: 09 June 2021 09:16
To: Zbigniew Pozorski <ZPozorski@pre-construct.com>
Subject: RE: 1068-02 - 20/00534/F: 2 Barham Road, Croydon - archaeology

Ta

m

Mark Stevenson
Archaeology Advisor (Historic England: GLAAS - South London)
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PLEASE NOTE: I will not be available p.m. 11 June.

From: Zbigniew Pozorski <ZPozorski@pre-construct.com>
Sent: 09 June 2021 09:13
To: Stevenson, Mark <Mark.Stevenson@HistoricEngland.org.uk>
Subject: RE: 1068-02 - 20/00534/F: 2 Barham Road, Croydon - archaeology

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Thank you Mark.

I will send you updates and photos from the site Monday-Tuesday.

Regards
Zbigniew

From: Stevenson, Mark <Mark.Stevenson@HistoricEngland.org.uk>
Sent: 09 June 2021 09:09
To: Zbigniew Pozorski <ZPozorski@pre-construct.com>
Subject: 1068-02 - 20/00534/F: 2 Barham Road, Croydon - archaeology

Zbigniew,

Thank you for the draft evaluation specification dated June 2021 in respect of the above site.

I will be happy to recommend approval of the document when I am consulted by the borough planner, once it has been forwarded as a submission of detail towards the satisfying of the archaeology condition.

regards

Mark Stevenson
Archaeology Advisor (Historic England: GLAAS - South London)
Regions Group | London & South East
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