

Our Ref: CP-0024
09 January 2024

Royal Borough of Greenwich
Woolwich Centre
5th Floor
35 Wellington Street
Woolwich
SE18 6HQ

Dear Sir / Madam,

81-88 Beresford Street, Woolwich, London SE18 6BG - Approval of details application for Condition 10 (A) and (B) of Planning Permission 21/4216/F)

Planning Portal Ref: PP-12713824

Please find enclosed on behalf of the applicant, B Woolwich Limited, an application for the full discharge of Parts (A) and (B) of Condition 10 of planning permission ref: 21/4216/FUL dated 04 August 2022. This application has been submitted online via Planning Portal. The appropriate fee of £145 has been paid to the Council.

Planning permission was granted on 04 August 2022 (ref: 21/416/F) for the following development:

"Demolition and redevelopment of the former Woolwich Catholic Club site for a new building comprising purpose built student accommodation and associated amenity space (Sui Generis) and flexible community use (Use Class F1/F2) at part ground floor level, together with ancillary plant and servicing; and associated enabling Works. The development may impact on the setting of the nearby Grade I, Grade II* and Grade II listed buildings. In addition, the development may also impact on the setting of the nearby Royal Arsenal Conservation Area and Woolwich Conservation Area."

Condition 10 (Archaeology) of said planning permission reads in full as follows:

"A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a program of geo/archaeological evaluation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.

B) Under Part A, the applicant (or their heirs and successors in title) shall implement a program of geo/archaeological evaluation in accordance with a Written Scheme of Investigation.



C) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a program of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.

D) Under Part C, the applicant (or their heirs and successors in title) shall implement a program of archaeological mitigation in accordance with a Written Scheme of Investigation.

E) The development shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the program set out in the Written Scheme of Investigation approved under Parts (A and C), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason 10

Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation including the publication of results, in accordance with Section 12 of the NPPF.”

In order to fully satisfy the requirements of condition 10 Part A, we hereby submit an ‘Archaeological Evaluation Written Scheme of Investigation’ (WSI) prepared by RPS Group in collaboration with Pre-Construct Archaeology Limited (dated November 2023).

To satisfy the requirements of Condition 10 Part B, we have also enclosed an ‘Archaeological Evaluation Report’ prepared by RPS Group in collaboration with Pre-Construct Archaeology Limited (dated December 2023).

The details contained within the above reports have already been discussed in detail with the Borough’s archaeologist.

It is acknowledged that Condition 10 Part C also requires discharge prior to commencement of development (other than demolition to existing ground level). It is intended that a further WSI will be submitted for a “mitigation phase” at a later date. This will comprise of an archaeological watching brief during relevant demolition and construction groundworks.

Parts D and E require the implementation of the mitigation phase and would later be satisfied by the submission of the resulting report on the findings of the archaeological watching brief.

We trust that the enclosed information is sufficient for the Council to discharge Condition 10 Parts A and B and we look forward to a swift and positive outcome. However, should you have any queries or wish to discuss the matter further, please do not hesitate to

81-88 Beresford Street – Discharge of Condition 10 A & B – PP-12713824
January 2024

CAUSEWAY
PLANNING



contact me on 0203 893 2111.

Yours sincerely,



On behalf of Causeway Planning