



## Northamptonshire County Council

Maria Philpott  
Planning Officer  
South Northamptonshire Council  
The Forum  
Moat Lane  
Towcester  
Northants  
NN12 6AD

Please ask for: Liz Mordue  
Tel: 01604 366192  
Our ref:  
Your ref: S/2019/1728/FUL  
Date: 3<sup>rd</sup> Oct 2019

Dear Ms Philpott

**Proposal:** Conversion of existing buildings to residential development of 15no. dwellings.  
**Location:** Towcester Conservative Club, 152/154 Watling Street East, Towcester

The application site is located on the north east side of Watling Street East, north of the junction with Northampton Road. The buildings proposed for conversion have most recently been used as the Towcester Conservative Club; 152 is understood to have been a wheelwright's and contains elements of 18<sup>th</sup> century (or possibly earlier) fabric and 154 is listed at Grade II and is understood to have been a farmhouse belonging to the Easton Neston estate. The NPPF, paragraph 199 says that the local planning authority should require the developer to record and advance understanding of the significance of heritage assets to be lost due to development. In this case a condition for building recording to Level 2 as defined in Historic England: *Understanding Historic Buildings* (2016) is recommended.

The site is within the Roman and medieval towns and has the potential to contain remains relating to these phases as well as to the previous uses of the buildings, albeit truncated by more recent activity. Any groundworks in relation to the proposals could therefore have an impact on these remains. This potential can be addressed by the use of a condition for a programme of archaeological works.

Evidence for the development and use of the buildings will be altered, concealed or lost during conversion. The proposed development will have a detrimental impact upon any archaeological deposits present. This does not however represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. **In order to secure this please attach a condition for a programme of archaeological work as per NPPF paragraph 199 to any permission granted in respect of this application.**

Our standard condition is worded as follows:

Condition:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

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This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

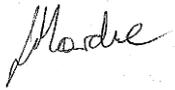
- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason:

To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

I will be happy to provide a brief for both aspects of the programme of works.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Liz Mordue', with a stylized, cursive script.

Liz Mordue  
Assistant Archaeological Advisor  
Planning