Our Ref: 25/80087/COND
Your Ref: Murketts Archaeology Report C...

24 April 2025

Ms Sarah Ballantyne-Way
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Dear Ms Ballantyne-Way

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of condition 36 (Archaeology) of 18/02726/FUL

Site address: Former Car Showroom London Road St Ives PE27 5EZ

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours sincerely

Clara Kerr
Chief Planning Officer

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Dear Ms Ballantyne-Way
Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of condition 36 (Archaeology) of 18/02726/FUL

Site address: Former Car Showroom London Road St Ives PE27 5EZ

I refer to your application above received on 24 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Acceptable but the Condition is not Discharged

Condition 36 - Archaeology
Condition wording: No demolition/development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:
a) The statement of significance and research objectives;
b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
c) The timetable for the field investigation as part of the development programme;
d) The programme for the analysis, publication & dissemination, and deposition of resulting material.
Part (d) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.
Reason - A pre-commencement condition is considered necessary to ensure that the significance of the historic environment is conserved in accordance with Section 16 of the NPPF and the requirements of Policy LP34 of the Huntingdonshire Local Plan to 2036.

Submission: Archaeological Evaluation Report V2 dated March 2025 produced by AOC Archaeology Group (received by the Local Planning Authority on 4th April 2025)

Comments from Historic Environment Team (CCC): An archaeological evaluation has now been undertaken at the site illustrating very good sub surface survival of what we believe to be the remains of the 't' shaped retort building for the historic gas works that once occupied the site. The evaluation identified a number of internal walls as well as several surfaces indicating stratified phasing of the building. Unfortunately due to contamination it was not possible to excavate these layers within the confines of the evaluation trench due to contamination including suspected asbestos. The Historic England guidance on Gasworks and Redundant Gasholders issued in 2019 states, 'The highest priority should be afforded to sites, structures and archaeological deposits relating to the earliest phase of the manufactured gas industry in England between the construction of the Gas Light & Coke Company's first gasworks in Westminster in 1812 and the passing of the Metropolitan Gas Act of 1860' . In order to fully understand the remains of the former gasworks and mitigate them by record an area of archaeological investigation by excavation is required, and we are awaiting a Written Scheme of Investigation for this phase. This will require demolition of the buildings on site. At this stage we would recommend the condition is retained in full to secure the mitigation of the gas works.

Officer assessment: The archaeological trial trench evaluation was carried out in accordance with the WSI previously agreed with CCC Historic Environment Team and approved under 25/80054/COND. The submitted Evaluation Report meets the aims of the WSI, however in line with the comments from CCC Historic Environment Team above, there is a requirement for further archaeological work for the remains of the former gasworks and mitigation. A revised WSI will need to be agreed prior to any further works being undertaken.

It is noted that Condition 36 has been discharged for part of the site under 25/80054/COND, however the condition remains in full effect for the rest of the site (area of the former gasworks) where further investigation and mitigation is required. Whilst the submitted Evaluation Report is acceptable and realises the aims of the agreed WSI for the initial stage of archaeological work, the outstanding element of Condition 36 cannot be discharged at this stage.

Where conditions have been discharged by the Local Planning Authority or where the condition details are acceptable but cannot be discharged, the works must be implemented in full accordance with the approved details and the development shall be retained as such thereafter.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 24 April 2025