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Subject: 25/00026/FUL – 5 Crown Street, St Ives
Date: 27 January 2025 08:03:43

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25/00026/FUL – 5 Crown Street, St Ives

I am writing in regards to the archaeological potential of the above referenced planning application.

Our records indicate that the development lies in an area of high archaeological potential, within the historic medieval to post-medieval core of St Ives (Cambridge Extensive Urban Survey 2015). Archaeological investigation has been undertaken to the adjacent north, which revealed deeply stratified and well preserved medieval deposits (Cambridgeshire Historic Environment Record MCB27606). The earliest phase of activity dated to the 12-14th century where a series of ditches, pits and post holes were overlain by layers of disuse deposits. Activity continued into the post-medieval period where a number of tanning pits were identified. 5 Crown Street itself survives as a grade II listed building (National Heritage List Entry reference. 1128689).

We would therefore advise that our comments made on previous applications 20/01209/FUL and 21/02516/FUL remain for this application. Namely that due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Usage of the following condition is recommended:

Archaeology Condition
No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 under the provisions of the agreed WSI, which shall include:

a. The statement of significance and research objectives;

b. The programme and methodology of 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 and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2023).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for **CHET service charges**

Please let me know if you require anything further.

Kind Regards

[redacted]
[redacted]
[redacted]
Archaeological Officer

Cambridgeshire County Council

Historic Environment Team
Place and Sustainability
Cambridgeshire County Council

Please see our website for CHET service charges

Home - Cambridgeshire's Local Heritage List (local-heritage-list.org.uk)

HET has high caseloads at present. We apologise for delays in response times.

For urgent planning related enquiries, please also contact archaeologydc@cambridgeshire.gov.uk

Note: CHETs landing page for digital archives is now live. Please see the updated digital archiving section in briefs for information regarding how to link digital archives to this page.

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