



To whom it may concern

Ref: 2026/01561/LBC – St Dionis' Vicarage, Parsons Green, SW6 4JH

The London and Middlesex Archaeological Society (LAMAS) promotes London's archaeology, local history, and historic buildings. The LAMAS Historic Buildings and Conservation Committee reviews applications for listed building consent and seeks to ensure a sustainable future for vital aspects of London's built heritage.

The Committee considered this application at its meeting held on 21 July and wishes to **make the following comments** for careful consideration.

Given that the vicarage building is in a relatively poor condition, we have no problems with the proposed refurbishments. We do however have comments to make about the proposal to excavate a large hole for a suite of basement rooms in the garden to the rear. Our comment is not about the design, but the consequence for potential damage to archaeological strata, and the level of mitigation proposed.

Clearly this widespread excavation 4m deep will remove all strata within its footprint. There has not been any investigation of how deep the archaeological strata ('made ground') is here, but the excavation for the basement will no doubt go into the natural strata beneath. The site is within an Archaeological Priority Area. Iron Age, Roman and Saxon remains have been observed 150m away. The medieval parsonage house and possibly a medieval chapel are somewhere on the north edge of the development site. A medieval stone building was seen in the 18th century. The archaeological assessment is broadly satisfactory but probably underplays the potential of finding medieval remains.

At para 6.2.4 the archaeological assessment proposes archaeological monitoring of the basement excavation, to be secured by a condition. We are not convinced this is sufficient for the proper evaluation of the archaeology. **This Committee therefore asks** that a proper sequence of archaeological treatment is stipulated by the Borough; that is an archaeological evaluation of the full 4m of intended excavation (which would be a useful exercise for the architect) and then if necessary, an archaeological excavation.

Vicki Fox (Hon. Secretary)

LAMAS – Historic Buildings & Conservation Committee

23 July 2026